



**Tullylorcan, Pottle, Killycloghan & Drumbinnis,  
Canningstown**

**About 12 kms Bailieborough, Shercock & Cootehill**

**On the Instructions of the  
Personal Representatives of the late Roy Deane Deceased**



**26.9 Ha / 66.5 Acre**  
**Roadside Residential Farm with Entitlements**  
*As A Whole OR in up to Four Lots*  
**&**  
**Adjacent Lands of 5.49 Ha / 13.6 Acres**  
*with Entitlements*

**AUCTION WEDNESDAY  
SEPTEMBER 9th AT 4PM  
AT OUR SALESROOMS**

- Very convenient roadside properties containing a substantial residence that could be enhanced to make a comfortable home and a range of out offices to include a recently constructed Slatted Shed with creep & calving areas
- The entire is mainly in two principal sections that are very close to one another.



### **The Farmyard**

- 4 Bay Hay Shed
- Lofted Shed (needing repair)
- Lean to Machinery Shed
- 4 Bay Slatted Shed with wide slats and adaptable creep feed and calving areas

**The property is located about 1 km from Canningstown  
along the Canningstown to Shercock road, the L3505, Co Cavan**



**The Two Storey 4 Bed Dwelling has solid fuel central heating and could be upgraded to a comfortable standard.**

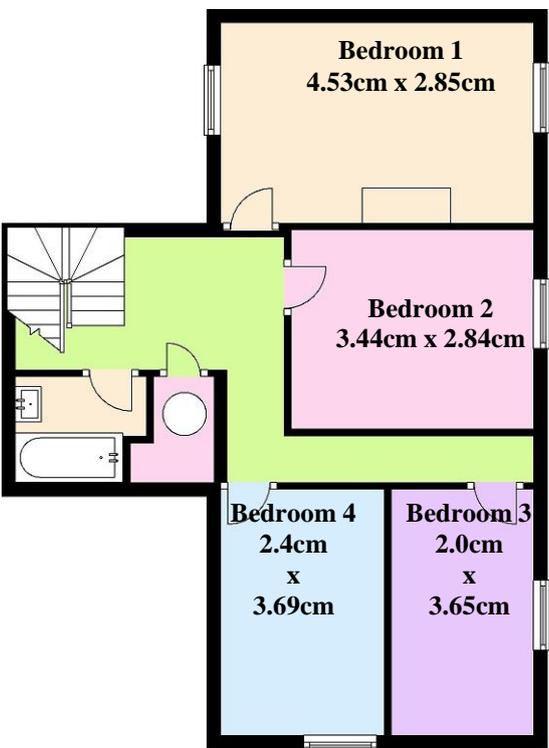


**Floor Layout Sketch**

**Gross Internal Area 133.6 sq m / 1,438 sq ft**

**First Floor**

**Ground Floor**



**Services:** Water from Drumkeery Group Water Scheme  
Sewerage to on site facility  
Mains Electricity  
Telephone line to be reconnected

Identification Map

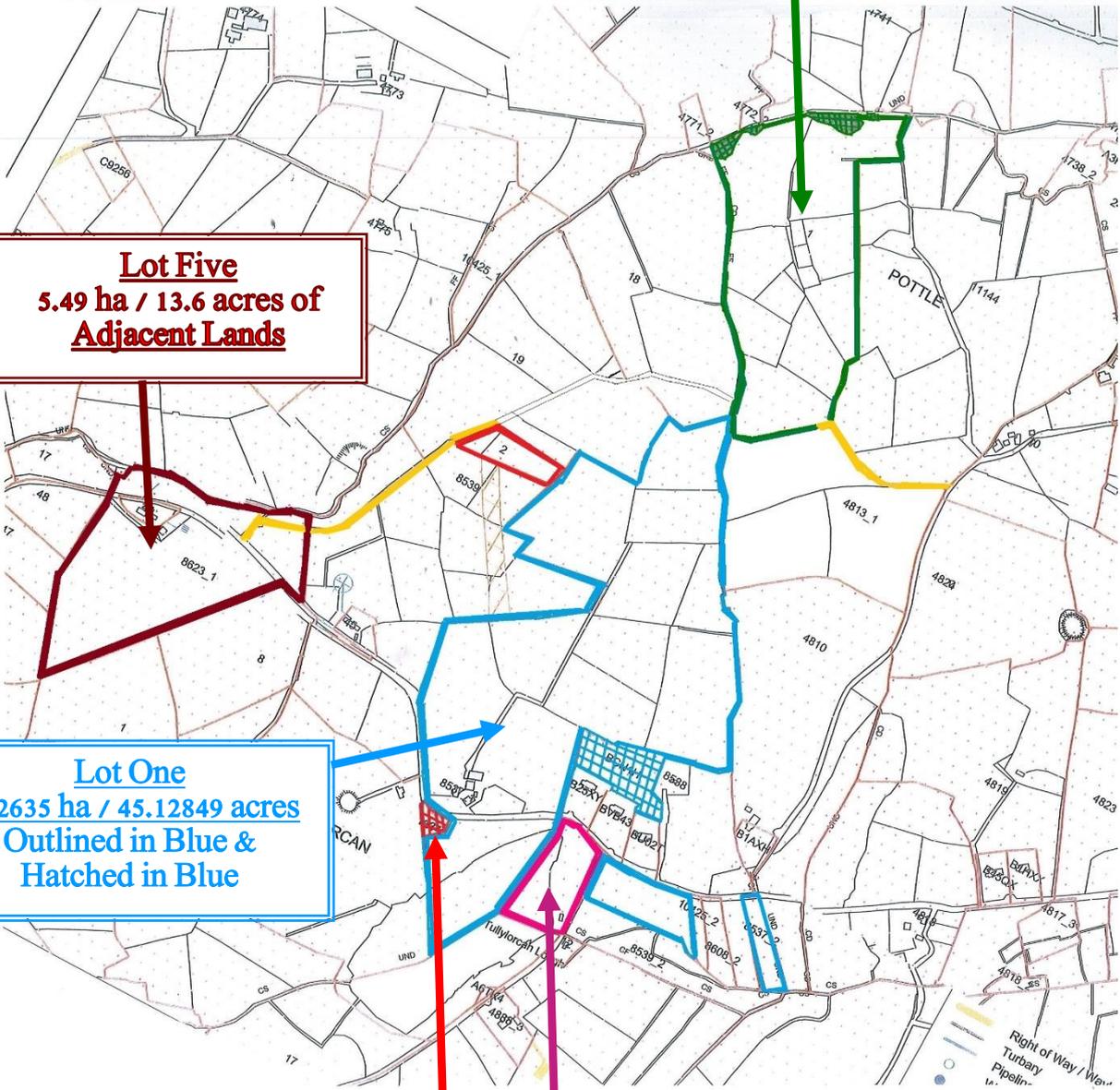
**Lot Four**  
7.45252 ha / 18.347 acres  
Outline in Green &  
Hatched in Green

**Lot Five**  
5.49 ha / 13.6 acres of  
Adjacent Lands

**Lot One**  
18.2635 ha / 45.12849 acres  
Outlined in Blue &  
Hatched in Blue

**Lot Two**  
0.12 ha / 0.2965 acre  
Hatched in Red

**Lot Three**  
1.0765 ha / 2.66 acres  
Outlined in Pink



Individual Details available for each Lot

**26.9 Hectares / 66.5 Acres with Residence & Buildings**

**+ 23.08 Entitlements**

**As A Whole OR In Up To 4 Lots**

|                  |   |   |
|------------------|---|---|
| <b>Lot One</b>   | <b>18.2635 ha / 45.12849 acres<br/>Residence &amp; Buildings<br/>+ 16.03 Entitlements *</b> | <b>Outlined in Blue &amp;<br/>Hatched in Blue</b>   |
| <b>Lot Two</b>   | <b>Old Lodge<br/>on 0.12 ha / 0.2965 acres</b>  | <b>Hatched in Red</b>                               |
| <b>Lot Three</b> | <b>Old Lakeshore Building<br/>on 1.0765 ha / 2.66 acres</b>                                 | <b>Outlined in Pink</b>                             |
| <b>Lot Four</b>  | <b>7.45252 ha / 18.347 acres<br/>+ 7.05 Entitlements *</b>                                  | <b>Outlined in Green &amp;<br/>Hatched in Green</b> |

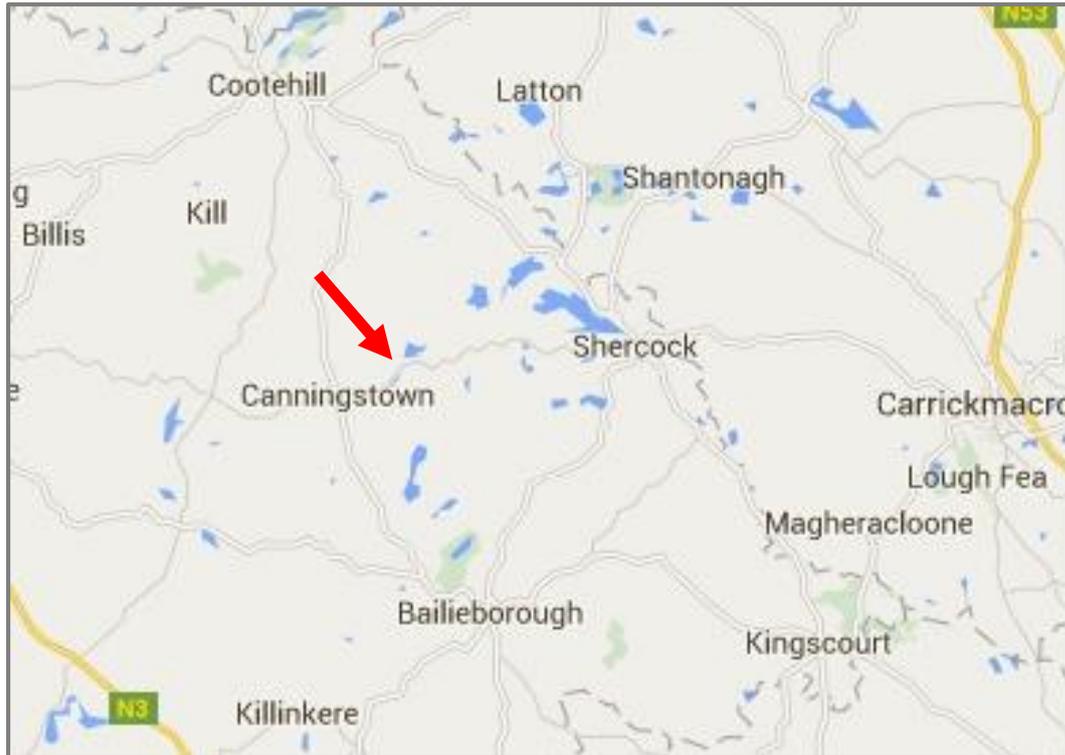
|                                     |   |                        |
|-------------------------------------|---|------------------------|
| <b>Lot 5<br/>Adjacent<br/>Lands</b> | <b>5.49 ha / 13.6 acres<br/>+ 5.21 Entitlements *</b> | <b>Outlined in Red</b> |
|-------------------------------------|---|------------------------|

**\* Basic Payment Scheme Entitlements**

**Average Annual Indicative Estimated Payments**

**2016 – 2019 - €5,666.73 / €200.31 each**

## Location Map



Maps are not to scale. They are for information purposes only  
Copied Under Licence No. 0029214

All Enquiries and order to view through Sole Selling Agent  
Peter Murtagh Chartered Surveyors Auctioneers & Agents

Tel: 042 966 5355  
Fax: 042 966 6028  
Email: [info@petermurtagh.ie](mailto:info@petermurtagh.ie)  
Website: [www.petermurtagh.ie](http://www.petermurtagh.ie)

Property Services Regulatory Authority Licence No. 001292

These particulars are issued on the implicit understanding that all negotiations are conducted through this agency and whilst care is taken in setting out these details we do not guarantee their accuracy nor do they form a contract or any part thereof.