



## Cormaddyduff, Ballyjamesduff, Co. Cavan

**A82V962**

Asking Price: €120,000



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Sq m  
0.0

DOUGLAS NEWMAN GOOD  
**DNG**  
**O'DWYER**



## DESCRIPTION

DNG O'DWYER ARE PLEASED TO PRESENT TO THE MARKET THIS DERELICT COTTAGE AND OUTBUILDINGS ON 7.17 HECTARES / 17.74 ACRES OF FORESTRY LANDS

## KEY FEATURES

- The property consists of a compact holding of forestry that retains a derelict cottage and associated outbuildings.
- the lands comprise of 17.74 acres which has been fully planted in forestry
- The forestry was planted c.2000 with 6 years remaining on current lease with annual premium available due under same.
- The lands have been planted with Norway Spruce, Additional Broadleaves & Pendicular Oak.
- The forestry has not been thinned since planting.
- The lands are comprised within folios CN4211 and CN10238F.
- The property is privately tucked away at the end of private laneway which also requires modernisation but offering a remote and peaceful location.
- Situated in a rural location 1.5km off the Virginia/Oldcastle Road and 6.5km from Virginia town.

## BER DETAILS

BER: Exempt

BER No:

Energy Performance Indicator: kWh/m2/yr

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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