

FOR LEASE

**c. 143-acre Farm
at
Coolnahay, Slanemore, Mullingar, Co. Westmeath.**



Contact Joint Agents

Brady Group, The Lodge, Lee Road, Cork Tel: 021 45 45 120

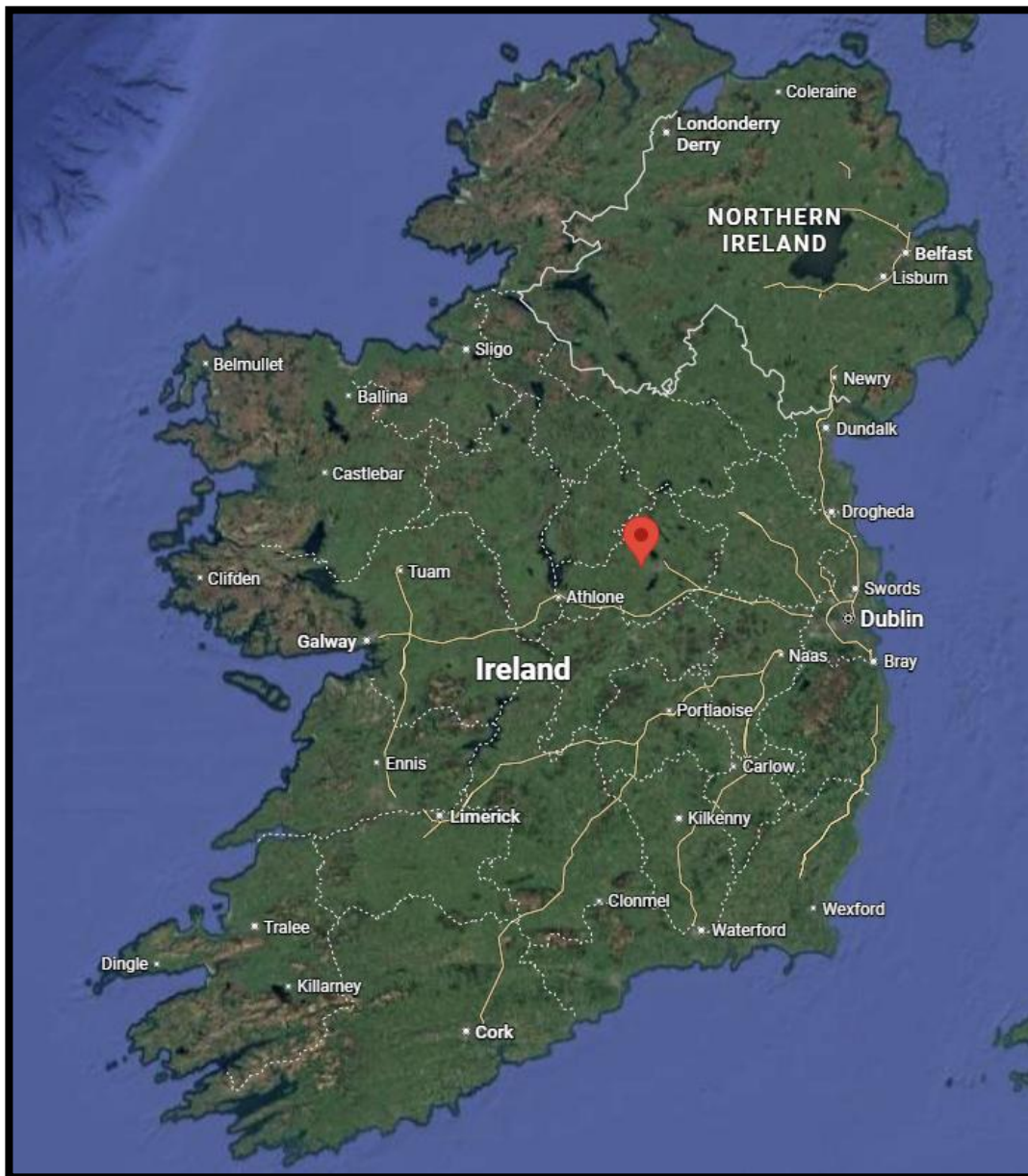
www.bradygroup.ie PSRA License No: 001749

James L. Murtagh, 34 Mount Street, Mullingar, Co. Westmeath

Tel: 044 93 40088 www.jlm.ie PSRA License No: 001974

Location

- The lands, extending to approximately 143 acres, are laid out in six well-organised divisions, all in permanent pasture and of excellent quality with minimal waste.
- The holding is fenced throughout for cattle, benefits from water supply in every division, and enjoys the advantage of an internal roadway providing ease of management across the farm.
- Address: Coolnahay, Slanemore, Mullingar, Co. Westmeath



Land

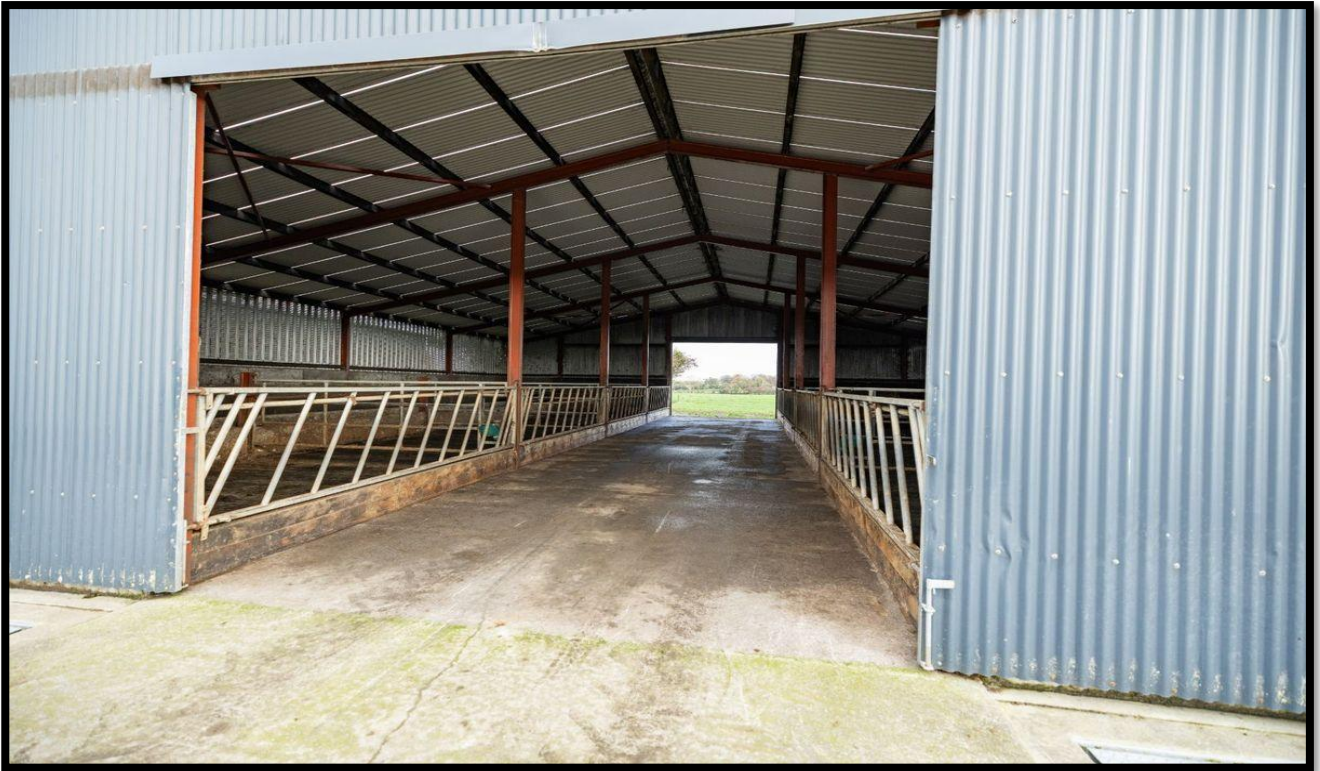
- The farmyard is exceptionally well-equipped
- 18 bays of slatted accommodation comprising 2 sheds, one with centre passage and both with outside agitation points, both built to the DAFM specification in early 2000's
- Dry-bedded shed, concrete yard, walled silage slab
- General accommodation for approximately 200 cattle, all of which contribute to the efficient operation of this impressive holding
- The layout, infrastructure, and grassland quality make this property ideally suited to a dairy, beef, or general livestock enterprise
- 6-year lease term for first letting
- Naked land











Basic Income Support for Sustainability Scheme (BISS)

- There are no Basic Income Support for Sustainability Scheme (BISS) to be leased with the land.
- Please note that the lands are being let as one lot per the folio map.
- It is the responsibility of the lessee to carry out their own due diligence regarding the extent of the usable area.
- Grazing on the lands can commence March 1st on each year of the term and the lands must be vacated no later than December 1st with no overwintering of stock or storage of bales thereon with the exception of farmyard.

The Process

Lease Offers:

Term: 6 years

Price: Quote price per 143 acres (Expectation of €350 -€400 per acre).

Reviews: N/A

Payment: Monthly by standing order.

Financial and Technical Vetting of Lessees may be conducted:

Accounts: Financial accounts for 2025, 2024 & 2023

Codes: ICBF & Milk Purchaser access codes or selected reports.

Letter: Letter of comfort from financial institution/accountant confirming financial standing and suitability for the lease.

Note: Vetting information will only be viewed by Michael Brady and will be returned or destroyed after the process.

Viewings Stictly By Appoint Only

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