



Coonan
PROPERTY

Ratoath

Tattersalls

Fairyhouse Racecourse

PORTERSTOWN

Ratoath, Co. Meath

Approx. 50 acres (20.2 ha) being offered in lots



PORTERSTOWN

- Exceptional farm of approx. 50 acres (20.2 ha) comprising a well-maintained yard, comprehensive equine facilities, aircraft hangar (with solar panels), and multiple sheds.
- Extensive equestrian amenities include 11 stables with tack room, 4-furlong sand gallops, a six-bay horse walker, lunging ring, and associated infrastructure plus security CCTV.
- Internal asphalt road network ensures all-weather access to every section of the property and multiple entrance points.
- Prime location, just 3km from the M3 motorway and within close proximity to Tattersalls and Fairyhouse Racecourse.
- Lot 1: approx. 17.4 acres (7 ha) – Lot 2: approx. 32.6 acres (13.2 ha) plus yard – Lot 3: The Entire

For Sale by Public Auction
Thursday 12th June at 3pm in Dunboyne Castle Hotel,
Dunboyne, Co. Meath

For sale in the following lots:

Lot 1: Approx. 17.4 acres (7 ha)

Lot 2: Approx. 32.6 acres (13.2 ha) plus yard

Lot 3: The Entire - 50 acres (20.2 ha)

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The Property

A This property is an exceptional farm which consists of prime farmland extending to approx. 50 acres (20.24 ha) which is all in grass and laid out in 8 main divisions.

There is a well laid out yard which comprising of an insulated hangar (with solar panels), measuring approx. 5,000 sq.ft (465 sq.m), with office space plus farm buildings to include slatted shed, dry bedding shed and 2-bay hay send with lean-to and cattle crush.

The is also extensive equine amenities comprising 11 stables with a tack room and w.c, a 4-furlong sand gallop track and six-bay horse walker and lunging ring.

The top quality lands are stud rail fenced with a good road network throughout for ease of management. The property has many attributes with mature hedgerows to the boundaries and three separate entrance points with one having electric gates.



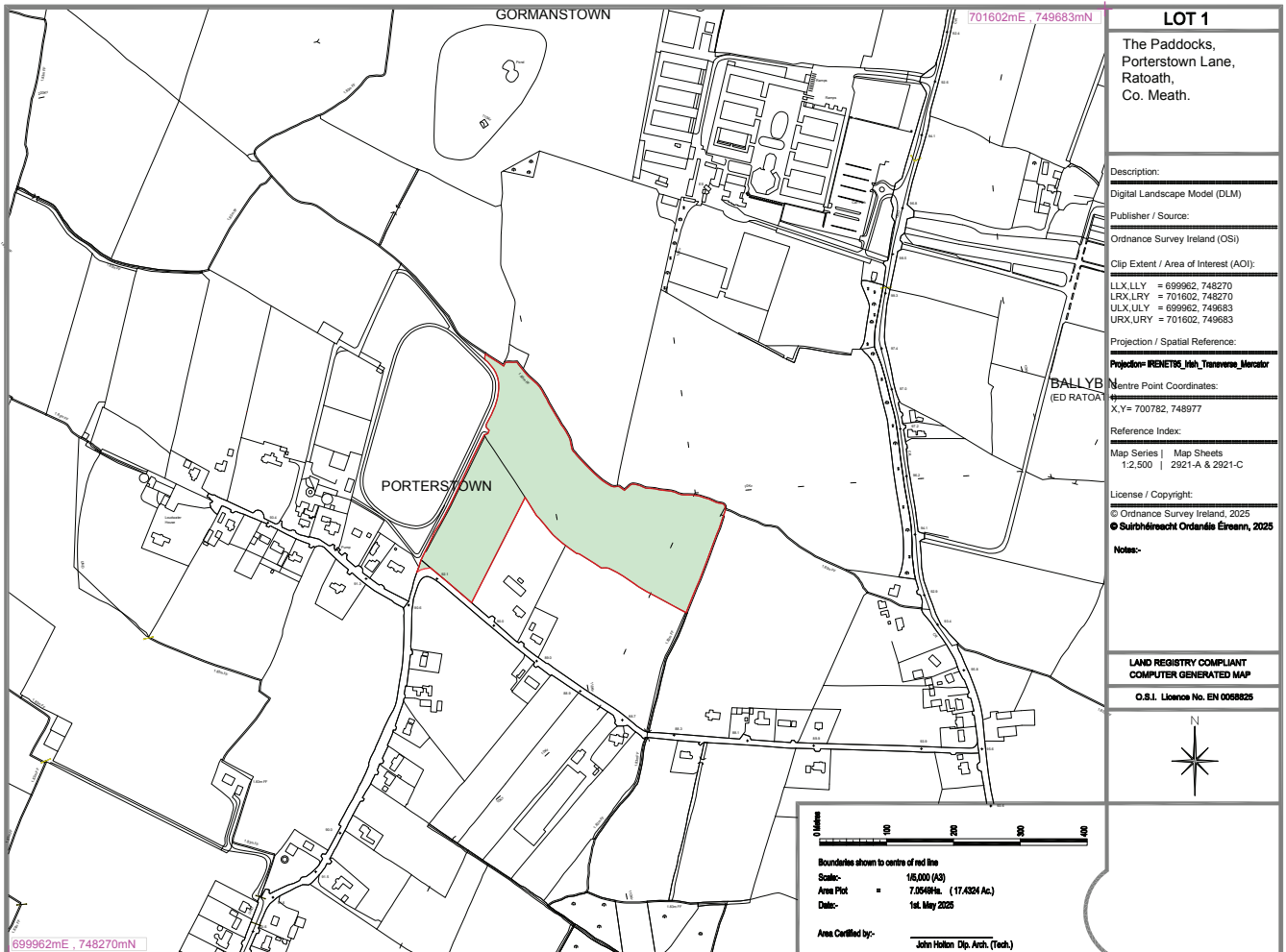
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Summary

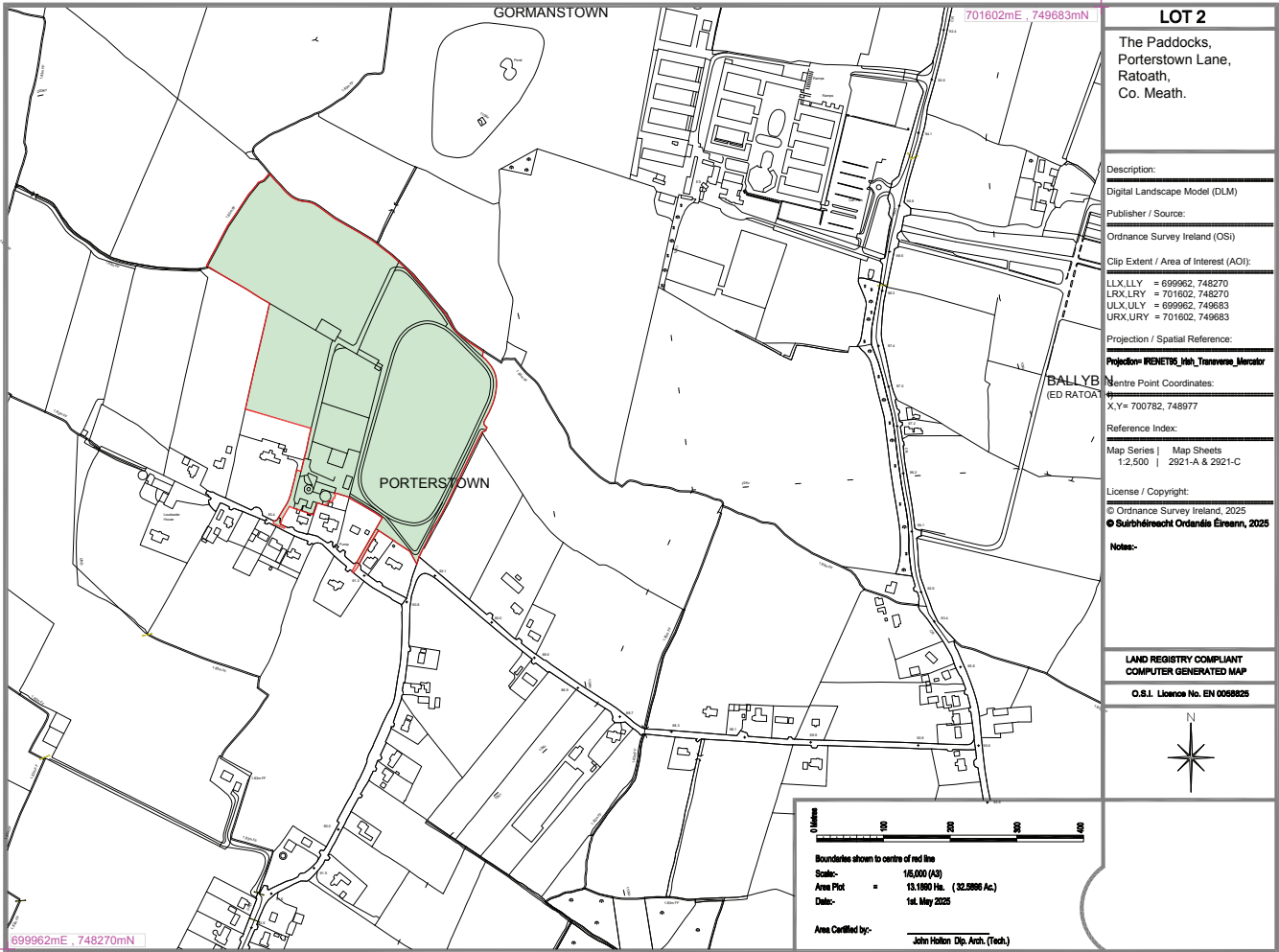
- Exceptional farm of approx. 50 acres (20.2 ha) comprising a well-maintained yard, comprehensive equine facilities, aircraft hangar (with solar panels), and multiple sheds.
- Extensive equestrian amenities include 11 stables with tack room, 4-furlong sand gallops, a six-bay horse walker, lunging ring, and associated infrastructure plus security CCTV.
- Internal asphalt road network ensures all-weather access to every section of the property and multiple entrance points.
- Prime location, just 3km from the M3 motorway and within close proximity to Tattersalls and Fairyhouse Racecourse.



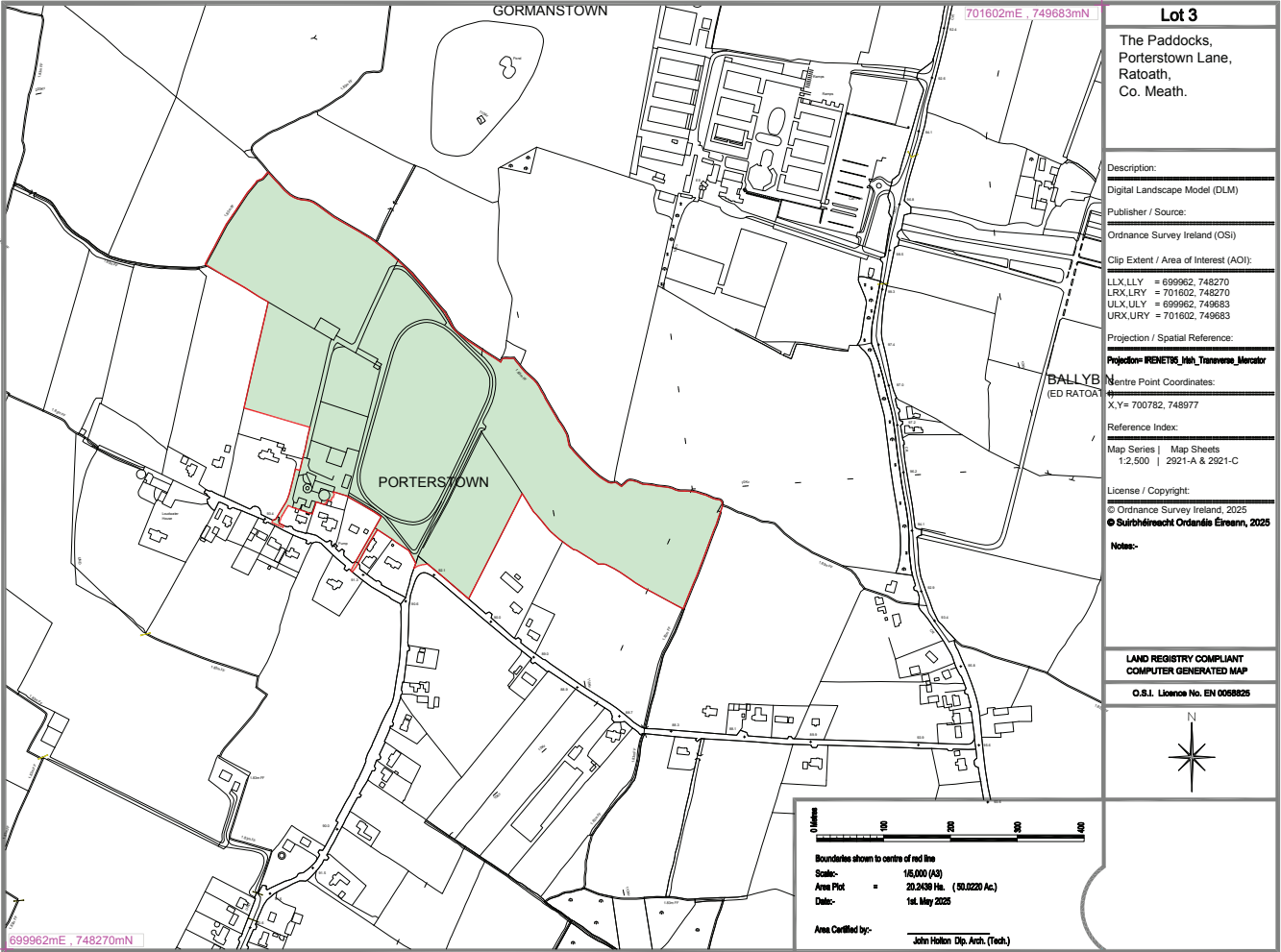
Lot 1:
Approx. 17.4 acres (7 ha)



Lot 2:
Approx. 32.6 acres (13.2 ha) plus yard



Lot 3:
The Entire - 50 acres (20.2 ha)



Location

Ratoath is a thriving commuter town, located approximately 25 km northwest of Dublin city centre, making it a popular choice for those working in the capital but seeking a suburban lifestyle.

Strategically positioned between several key transport routes, Ratoath is 7 km west of the M2 motorway, providing a direct link to Dublin and Ashbourne. 3 km north of the M3, which connects Navan, Dunshaughlin, and Dublin.

The lands are located south of Ratoath town adjacent to Tattersalls and Fairyhouse Racecourse in the townland of Porterstown.

- Great location close to a number of surrounding towns including Ratoath, Ashbourne and Dunboyne
- Private location with multiple access points



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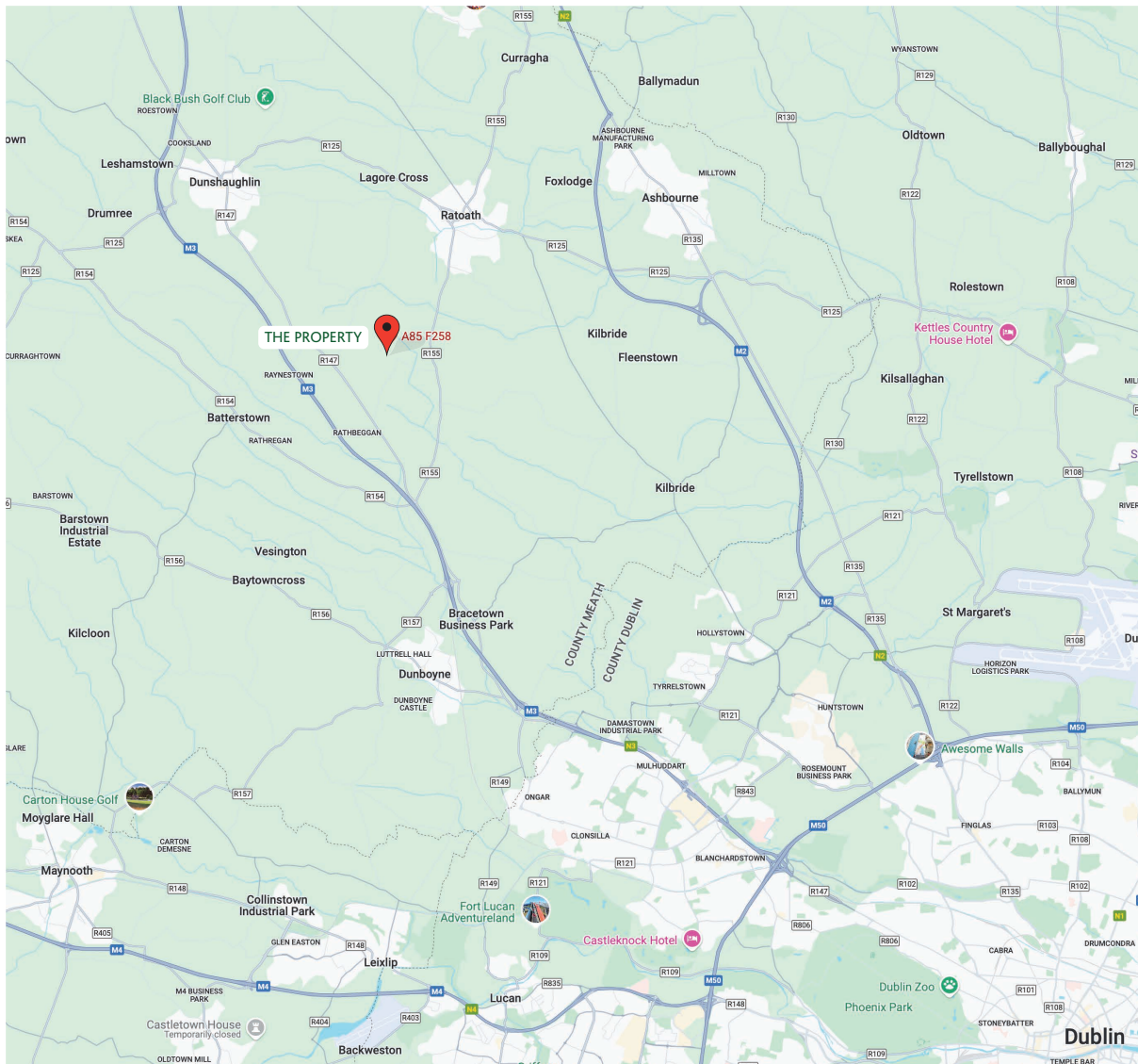
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Services

Mains water and electricity.



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PROPERTY

DIRECTIONS

Eircode: A85 F258

VIEWING

By appointment only at any reasonable hour.

SOLICITOR

Mr. Ciaran Ledwith of Ledwith Solicitors,
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