



Approx. 104 acres (42.08 ha) with obvious development potential at Piercetown, Dunboyne, Co. Meath

- Prime parcel of land extending to approx. 104 acres (42.08 ha) in two divisions just north of Dunboyne on the R155, Fairyhouse Road
- The lands are well positioned adjoining MSD Biologics and have obvious future development potential
- The lands are ideally located with easy access to the M50, M3, Dublin airport and Blanchardstown with the M3 Parkway train station less than 5 minutes away
- Machinery shed with three phase power, storage sheds and hay barn
- Good internal connectivity between the divisions
- Lot 1 – Approx. 88 acres, Lot 2 – Approx. 16 acres & Lot 3 – The Entire

PSRA No. 003764 coonan.com

Approx. 104 acres
(42.08 ha) - in Lots

**Price on
application**

**For Sale by Auction on
Wednesday, 12th of
May at 3pm at the
subject property (unless
previously sold).**

Description

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Location:

Dunboyne is situated approx. 22 km from Dublin adjacent to the M3 motorway in southeast Meath. The nearby university town of Maynooth is approximately 13 km to the southwest from the lands for sale and Ratoath is approx. 4kms to the north.

Iarnrod Eireann runs regular train services between Dunboyne railway station and Docklands railway station. Passengers can also switch at Clonsilla to the main Dublin-Sligo line.

Given the excellent road and rail connections to area, it is likely Dunboyne & Ratoath will continue to grow and develop as thriving suburbs of the Greater Dublin Area.

Description:

- Prime parcel of land extending to approx. 104 acres (42.08 ha) in two divisions just north of Dunboyne on the R155, Fairyhouse Road
- The lands are well positioned bordering MSD Biologics and part of the holding joins the development boundary in the Meath County Development Plan
- The lands are ideally located with easy access to the M50, M3, Dublin airport and Blanchardstown with the M3 Parkway train station less than 5 minutes away
- Single storey one bedroom residence, machinery shed with three phase power, storage sheds and hay barn
- Good internal connectivity between the divisions
- The subject lands have three access points onto the R155 with two access points into Lot 2 approx. 4.5 metres wide
- Excellent quality free draining land which is presently in tillage and grass

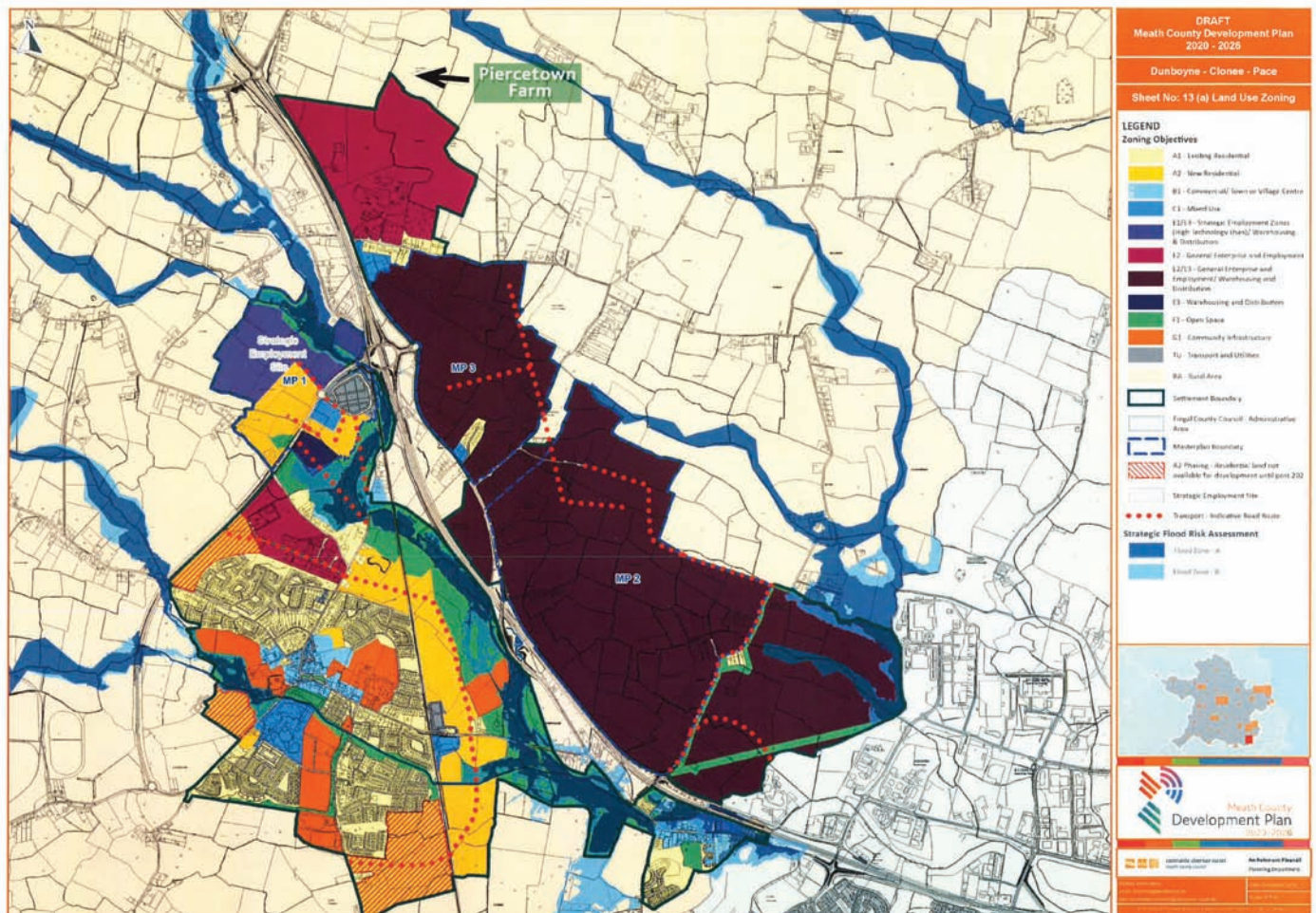




Zoning:

The land is currently not zoned however the lands are well positioned bordering MSD Biologics and part of the holding joins the development boundary in the Meath County Development Plan.

See below map



Lots:

Lot 1 – Approx. 88 acres

Lot 2 – Approx. 16 acres

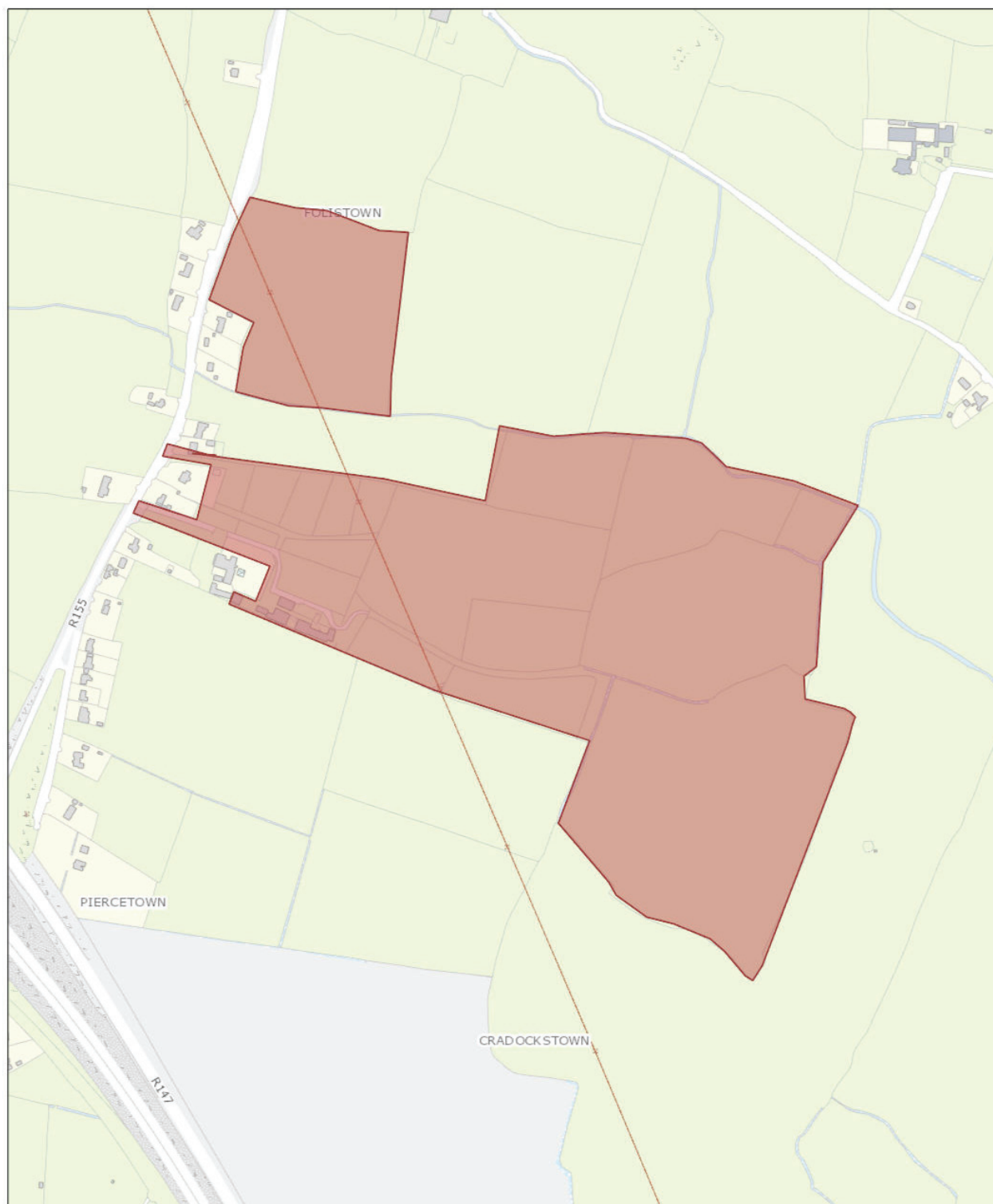
Lot 3 – The Entire

Services:

We have been advised there is access to a septic tank and mains waters.

Title:

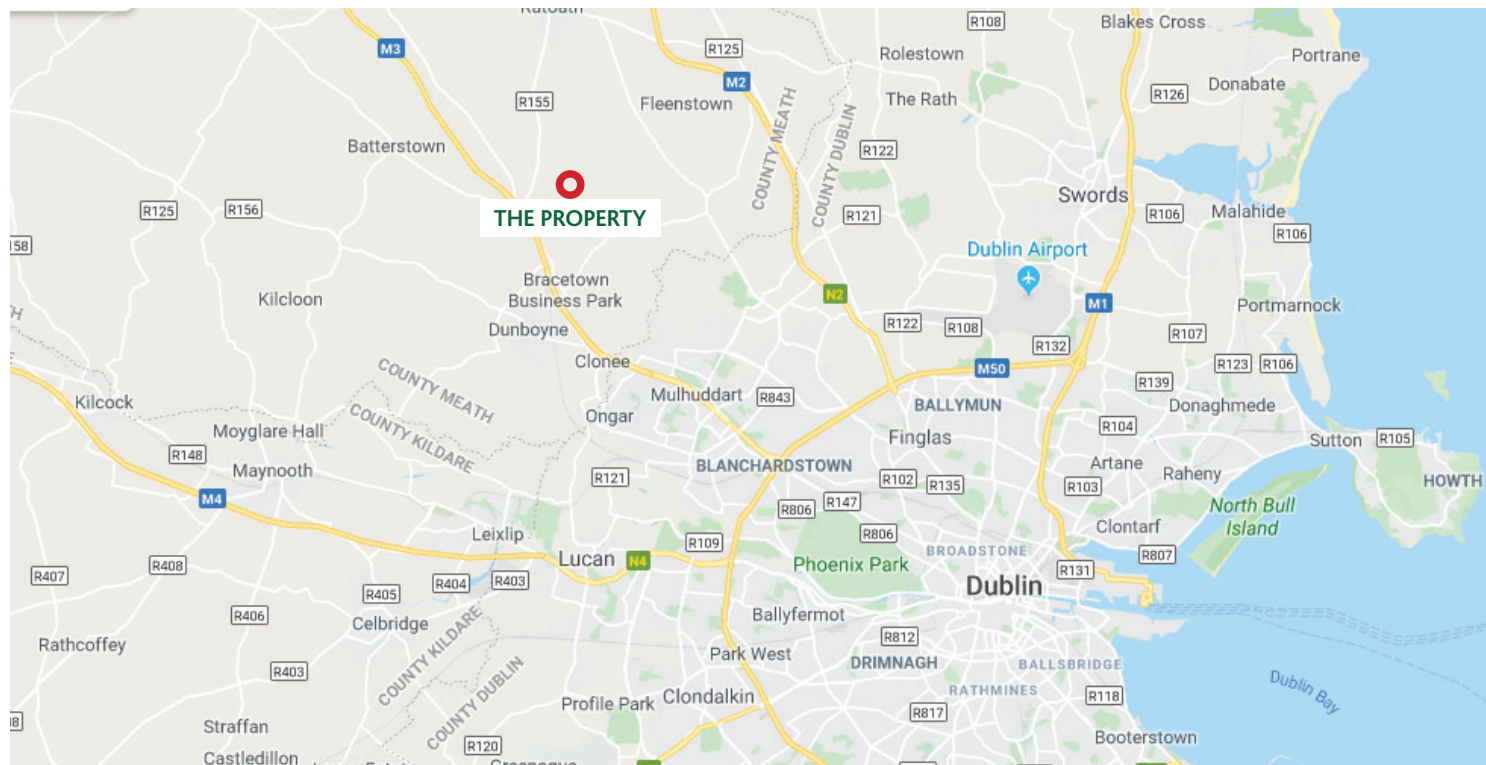
Freehold title



For identification purposes only.

Directions

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Directions:

From Dublin take the M3 to junction 5, exit for Dunboyne/Maynooth. Cross over the interchange and at the first roundabout take the first exit onto R147 for Ratoath (& Dunshaughlin). At the next roundabout take the third exit on the R155 towards Ratoath. Continue straight for approx. 500 metres and the subject land is on the right hand side (see sign).

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Will Coonan
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PSRA registration no. 003764.

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