

Land c. 64 Acres/ 25 Hectares



Garristown

LOCATION MAP ONLY

**LAND c. 64 ACRES / 25.83 Ha.**  
**MOOREPARK | GARRISTOWN | CO. MEATH**

FOR SALE BY PRIVATE TREATY

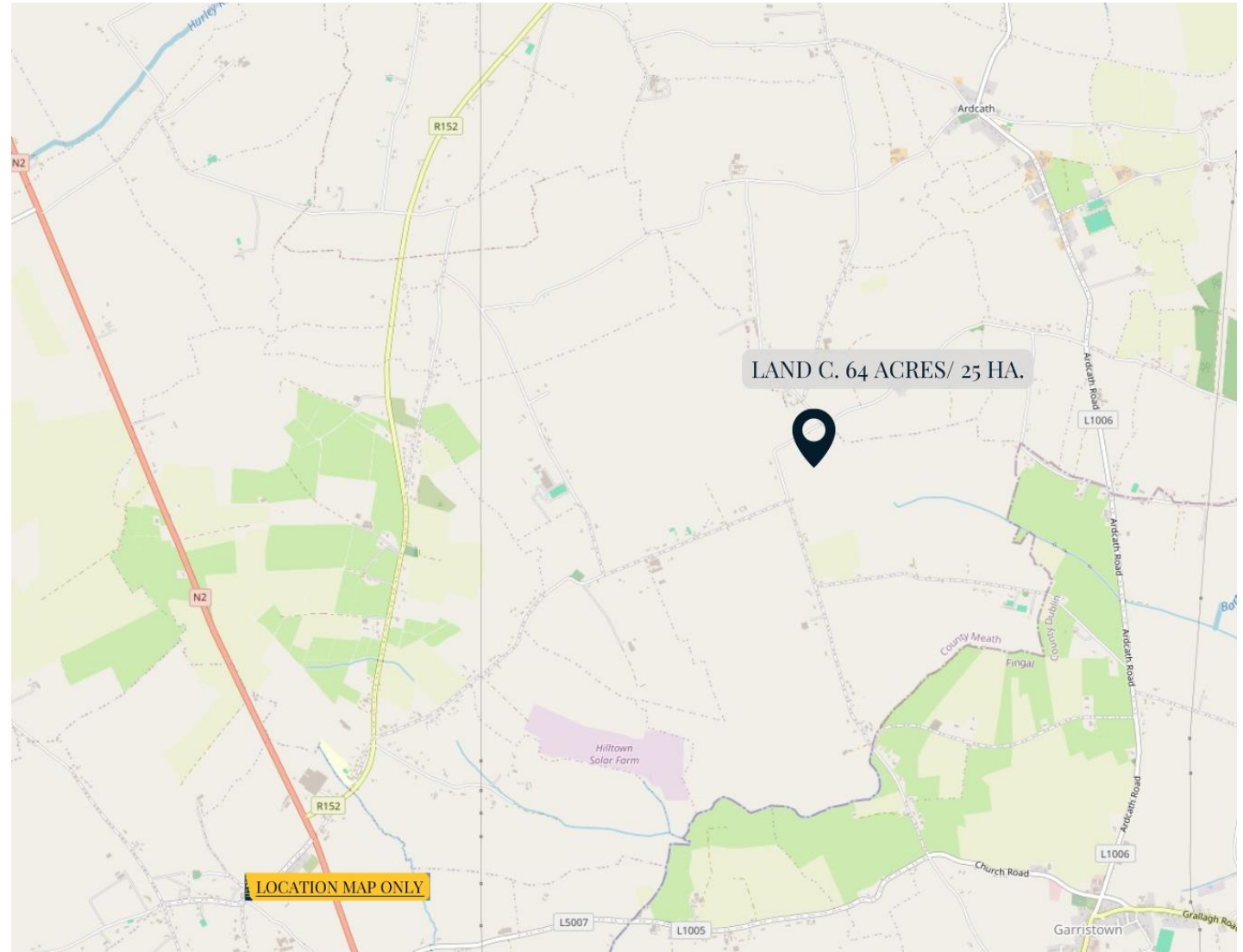
# LOCATION

The Land is extremely well situated lying just c. 3.3km from the picturesque village of Garristown which caters for all the day to day shopping requirements as well as boasting a primary school, public house, post office, craft butchers, library and a pitch & putt club.

The farm is ideally located for those wishing to commute on a daily basis to the capital and is also within a short driving distance of Dublin International Airport.

Furthermore, there is a good choice of excellent primary and secondary schools in the vicinity and also a number of private schools including the Kings Hospital, Castleknock College, St. Columbas College, Blackrock College, Belvedere College and Clongowes Wood, all with easy driving distance of the farm.

Naul Village 1km | Kilmoon Cross 4km



# DESCRIPTION

The Property comprised of Folios MH 45135F & MH 8183, and in total extend to approximately 64 acres / 25.83 hectares. Situated in a peaceful rural surrounding. The Property benefits from c. 470 metres of road frontage onto the Garristown Road, affording obvious site potential for 'one off residences' subject to planning consent from Meath Co Council.

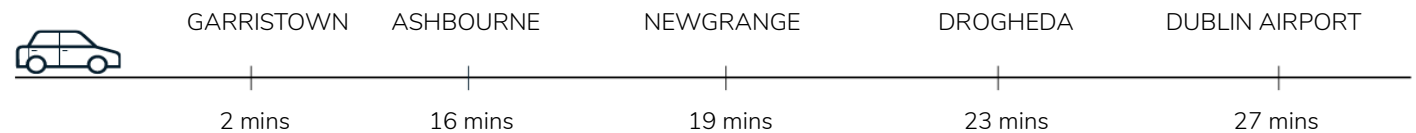
The lands are under permanent grazing pasture and are currently laid out in twelve divisions each bordered by mature trees and hedgerows. These lands are thoroughly capable of producing high yielding cash crops or similarly fattening large quantities of sheep and cattle.



# DIRECTIONS

CO-ORDINATES | 53°35'23.7"N 6°24'27.5"W

- From Garristown, take the L1005 Road.
- Continue for a short distance to T junction.
- Turn right after c. 1.1 Kms, on to the Garristown Road.
- Continue for a further 2 Kms approximately, where you will find the land on the right-hand side identified by the agents' "for sale" board.





## SPORTING/ LEISURE

Hunting is available with the Ward Union Hunt and the Fingal Harriers, both of whom meet regularly & within easy boxing distance, while horse racing is available at Navan, Bellewstown, Laytown, Fairyhouse and Leopardstown, again all close at hand.

In addition, there are a number of private and syndicated shoots in Co Meath and Co Dublin and neighbouring counties.

There are numerous GAA clubs in the immediate vicinity as well as a number of championship golf courses.















## VIEWING:

**By Appointment Only**

## PRICE REGION:

**€1,250,000**

**BER: EXEMPT**

## SELLING AGENT:

J. P. & M. Doyle Ltd.  
105 Terenure Road East,  
Dublin 6,  
D06 XD29.

## CONTACT US

Telephone: 01 490 3201  
Email: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.