

LAND AT MULLINAM

RATOATH, CO. MEATH





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Ratoath 5 km, Ashbourne 10 km, M2 9 km, Dunshaughlin 11 km, M2 9 km, M50 15 km, Dublin Airport 20 km, Dublin City Centre 22 km

(All Distances Approximate)

EXCEPTIONAL BLOCK OF TILLAGE LAND IN THE HEART OF COUNTY MEATH



About 86 acres productive tillage land

Ring-fenced block of quality land with extensive road frontage

Highly accessible location

About 86 acres / 35 hectares

For sale as a Whole by Public Auction (Unless Previously Sold)

Savills Residential & Country Agency

33 Molesworth Street

Dublin D02 CP04

+353 (0)1 618 1300

PSRA Licence 002223

savills

SITUATION

Located just off the L50211, the land at Mullinam is highly accessible, situated in the prime lands of County Meath. Conveniently positioned just 9 km from the M2 motorway and 15 km from the M50 motorway, the land at Mullinam benefits from excellent transportation links. Dublin's International Airport is 20 km distant, whilst Dublin Port is 28 km away, offering daily sailings to the UK and mainland Europe.

Ratoath (5 km) and Ashbourne (10 km) are two neighbouring towns, each steeped in history. Both towns offer an excellent range of amenities, including shops, cafés, schools, and recreational facilities, and have seen substantial growth and development in recent years.

Dublin City Centre, located 22 kilometres away, offers the full range of amenities, services and culture expected from a capital city.

The surrounding area offers a wide variety of quality sporting and recreational activities. The land at Mullinam sits on the edge of Fairyhouse Racecourse at the western boundary.

County Meath is recognised as one of Ireland's premier agricultural regions with productive dairy and tillage farms and as such, has a well-developed agricultural infrastructure including a good selection of agricultural merchants, milk processors and livestock markets. It is also home to a number of renowned stud farms and is well-served for the equestrian sector.

The area's climate is ideal for both tillage and soft fruit production due to its moderate temperatures, reliable rainfall, and well-drained soils. These conditions support the growth of high-quality cereals and root crops, as well as soft fruits like strawberries and raspberries.



OFFERING

Situated east of Fairyhouse Racecourse and between the M2 and M3 motorways, the land at Mullinam is some of the finest land in the country comprising about 86 acres of first-class fertile and versatile tillage land with a good working depth.

This superb land lies within a single block and is laid out in fields of a generous size which are suitable for large farm machinery.

Enclosed by a mature hedgerow, the farmland is free draining and benefits from about 1 kilometre of road frontage. Access to the land is facilitated by two entry points, each entrance equipped with double gates suitable for accommodating large machinery.

Much of the topography is level with a high point of 92 metres / 304 feet above sea level on the western boundary and a low point of 80 metres / 264 feet above sea level on the eastern boundary.

Positioned outside Ratoath, the land is in a prime location and well serviced for agricultural activity. A key feature of the land is its ability to grow a wide range of crops including carrots, potatoes, barley, and wheat to name a few.



GENERAL REMARKS & STIPULATIONS

Viewings

Strictly by private appointment with Savills.

Health & Safety

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Local Authority

Meath County Council

Buvinda House

Dublin Road

Navan

County Meath C15 Y29

Tel: +353 (0) 46 909 7000

Email: customerservice@meathcoco.ie

Basic Income Support for Sustainability (BISS) Scheme

For avoidance of doubt, there are no Entitlements to the Basic Income Support for Sustainability (BISS) Scheme included in the sale.

Entry & Possession

Entry is by agreement with vacant possession.

VAT

Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Solicitors

Paul MacCormack & Co Solicitors (contact: Regina MacCormack)

Thomas Street

Castleblayney

Co. Monaghan

Tel: +353 (0) 42 974 0008

Email: regina@pmclaw.ie

Wayleaves and Rights of Access

The land will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

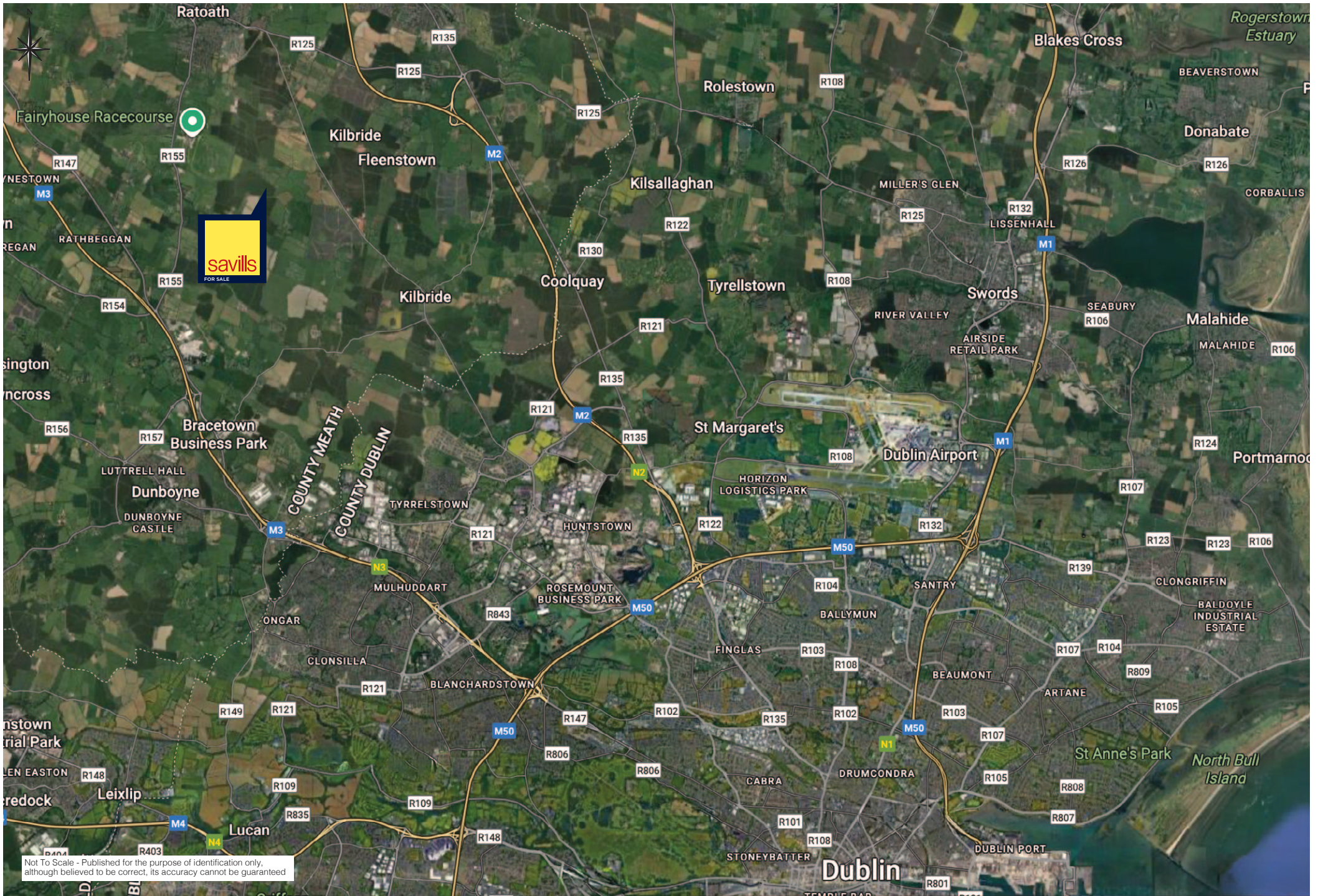
Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

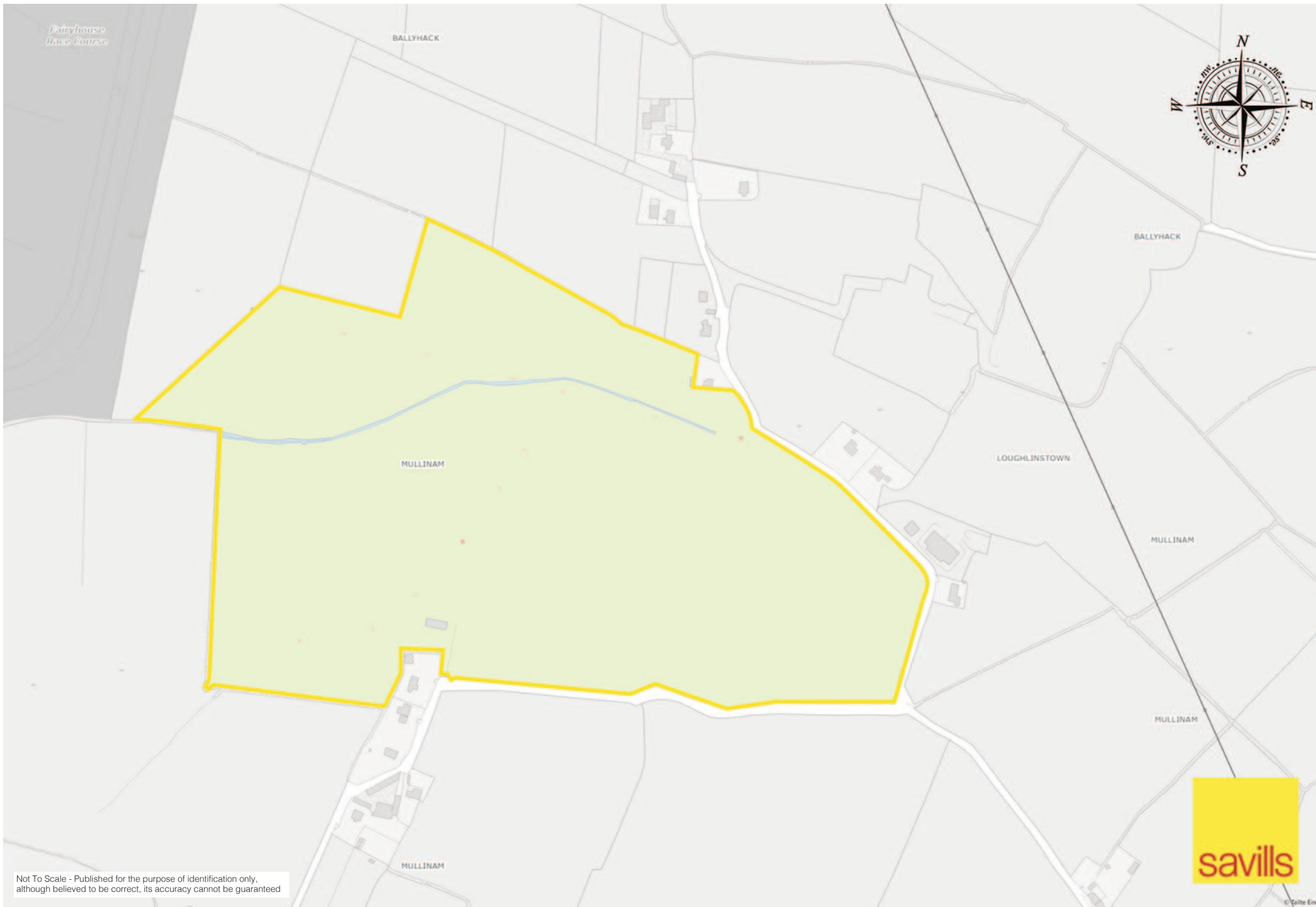
Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Brochure prepared October 2025.



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