



For Sale By Public Auction
Wednesday 17th October 2018 @ 3pm
In Glenroyal Hotel, Maynooth (ups)



HOUSE & YARD ON C. 37.77 HECTARES (93.5 ACRES)

BOGGANSTOWN, DRUMREE
CO. MEATH, A85 TK27

GUIDE PRICE: €775,000

FOR SALE IN LOTS



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION

BOGGANSTOWN, DRUMREE, CO. MEATH
ON C. 37.77 HA (93.5 ACRES)

LOCATION:

The property enjoys an excellent location within easy reach of a number of surrounding towns including Dunshaughlin (7 km), Dunboyne (11km), Maynooth (13 km), and Summerhill (12 km). It's accessibility to the Motorway network of the M4 (Junction 7/ Maynooth) and M3 (Junction 6/ Dunshaughlin) is one of the strongest selling attributes in addition to the fact that Dublin Airport is only 40 minutes from the property and the City Centre is accessible in less than one hour.

The property is in a country setting surrounded by agricultural lands. The farmhouse and yard is set back from the road and entirely private.

DESCRIPTION

The property is a compact residential farm extending to 93.5 acres with an old farmyard, all in the one block with extensive road frontage (340 metres) and superb views. It is being offered for sale in 3 lots:

Lot 1: - Guide Price: €645,000

House and yard on c. 80.5 acres. This lot comprises the main holding and is accessed via a private recessed entrance and gravel avenue leading to the old farmhouse and yard. The land is all in grass in a number of well sheltered divisions with some superb mature trees.

The farmhouse although in need of renovation extends to c. 80 sq.m. (861 sq.ft.) and includes: kitchen (with solid fuel Aga cooker), utility, sitting room, bathroom and bedroom. Upstairs there is some storage space.

Surrounding the house is an old orchard and a number of sheds including a 4 span hay barn with 2 lean-to's, stone out buildings and collecting pens for sheep.

Lot 2: - Guide Price: €130,000

This lot comprises c. 13 acres and is adjacent to Lot 1 above with independent road frontage, all in grass and occupying a superb elevated setting with views toward the Wicklow Mountains and directly over Maynooth.

The entire is surrounded by natural hedgerows and mature timber and would make a lovely site for a residence (subject to usual PP).

Lot 3:

The Entire.

Overall this property has huge potential and would be ideal as an equestrian training establishment, dry stock farm or for someone looking to buy a holding within close proximity of the City and with an interest in country living.

SERVICES:

Septic tank, private well, ESB.

AMENITIES:

Schools: Primary & Secondary available in adjoining towns in addition to private secondary at Clongowes Wood, Headford & Kings Hospital.

Racing: Fairyhouse, Leopardstown, Punchestown, The Curragh, Naas & Kilbeggan,

Shopping: Maynooth, Dunboyne, Dunshaughlin & Blanchardstown.

Hunting: Meath's & Tara Harriers.

Fishing: Boyne & Blackwater.

SOLICITOR:

Coonan Cawley Solicitors, Naas Town Centre, Wolfe Tone Street, Naas, Co. Kildare (Ref: Andrew Coonan).

BER > F No: 111392494

GUIDE PRICE:

€775,000

DIRECTIONS:

EIRCODE: A85 TK27

From Dublin:

Take the M3 towards Dunshaughlin and Exit at Junction 6. Proceed towards Kilcock on the R125 for 5km and turn left at Jordan sign. Property will be on your left after 1.5 km with a Jordan sign.

From Kilcock:

Take the R125 towards Dunshaughlin and turn right onto the R156 after circa 8km. Go for 3km and turn left at the Applegreen Service Station and proceed for 2km. Property will be on your right with a Jordan sign.

CONTACT:

Clive Kavanagh

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E: clive@jordancs.ie

Paddy Jordan

T: 045 - 433550

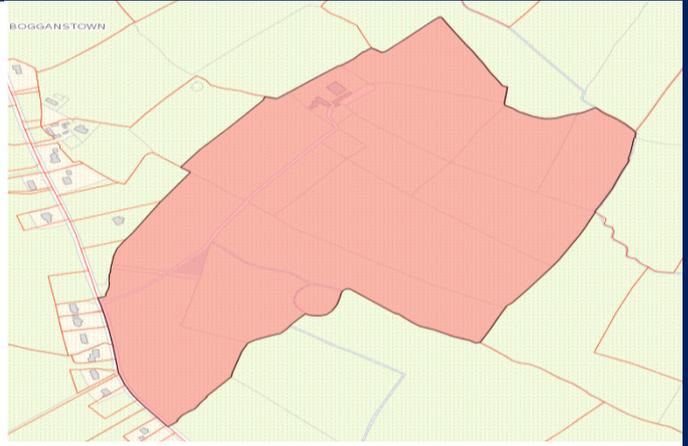
E: paddy@jordancs.ie

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

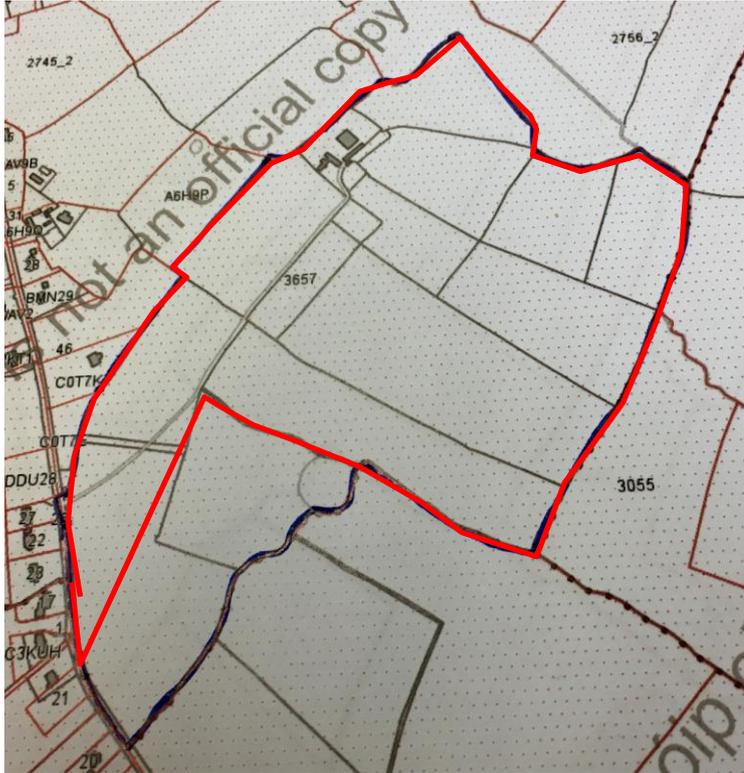
VIEWING:

Strictly by appointment with sole selling agents

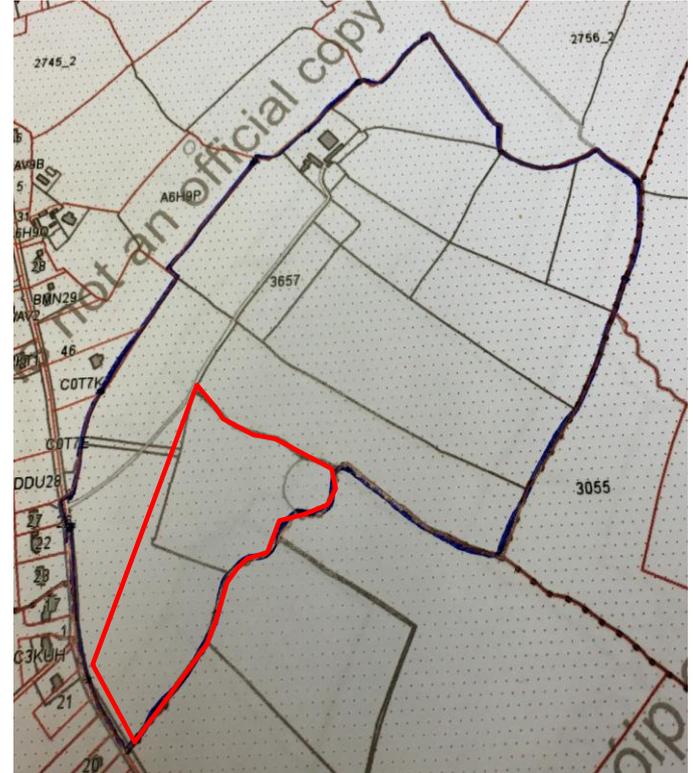


Maps of lands showing lots

LOT 1: HOUSE & YARD ON 80.5 ACRES



LOT 2: CIRCA 13 ACRES



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



Edward Street, Newbridge, Co. Kildare.

T: 045-433550

www.jordancs.ie

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