



FOR SALE BY PUBLIC AUCTION (UPS)
on Wednesday 11th May 2022 at 3.30pm
at The Headfort Arms Hotel, Kells, Co Meath
& online via the LSL Auction platform

For general illustration purposes only, not absolute & not to scale.

Milltown Farm
Kilskyre
Kells, Co Meath
AMV €1,250,000

Quillsen
TM

DESCRIPTION

Seldom does the opportunity arise where one gets to purchase such a wonderfully fine productive agricultural holding that extends into two counties. Encompassing c. 139 acres (56.25ha approximately), this fantastic well-established farm operation is essentially laid out in three adjacent divisions. It is intersected by a local road, the Kilskyre/Clonmellon Road (L6822) and the Milltown River over which there is a private bridge allowing for seamless connectivity of the predominately Royal County lands with the smaller Westmeath element.

Milltown Farm was home of the Kilskyre Dairy herd. The Kilskyre Jane Cow family was a wonderful success in

breeding over the years and the full herd dispersed in two very successful sales in 2021. The current owners, the Stafford's moved to Milltown in the summer of 1971. Having expanded the acreage over the years, Milltown Farm is presently primarily laid under grassland pasture largely laid out in paddocks and meadow ground. The block on the opposite side of the road is currently in winter Barley having been under a maize crop last year. The farmyard, built around a 10-unit Herringbone parlour, comprises a vast combination of slatted, cubicle and dry-bedded livestock housing to comfortably accommodate cows and followers including calves; cattle handling facilities; slurry and effluent storage as well as a 330,000 gallon slurry store; silage pits; barns and

more. The farmyard incorporates the former stone stables of the adjoining Milltown House.

Perfect as a dairy operation, this fine holding with its apparent high-quality land, its high state of fertility and its convenient location, is likely equally suited to a range of alternative or complimentary uses which could include equine operations, agri-tourism and or hospitality. Such operations based locally include the tremendous Triermore Stud, the family-mecca that is Causey Farm and Clonabreany House, a popular wedding venue that includes a magnificently restored Georgian house and courtyard. Milltown Farm is worthy of many a shrewd operators shortlist.

LOCATION

Milltown Farm is rurally based, while at the same time being very conveniently positioned, only a couple of minutes drive from both the villages of Kilskyre (R154) to the northeast and Clonmellon (N52) to the southwest, more specifically some 1.5km and 2.5km distant by road respectively.

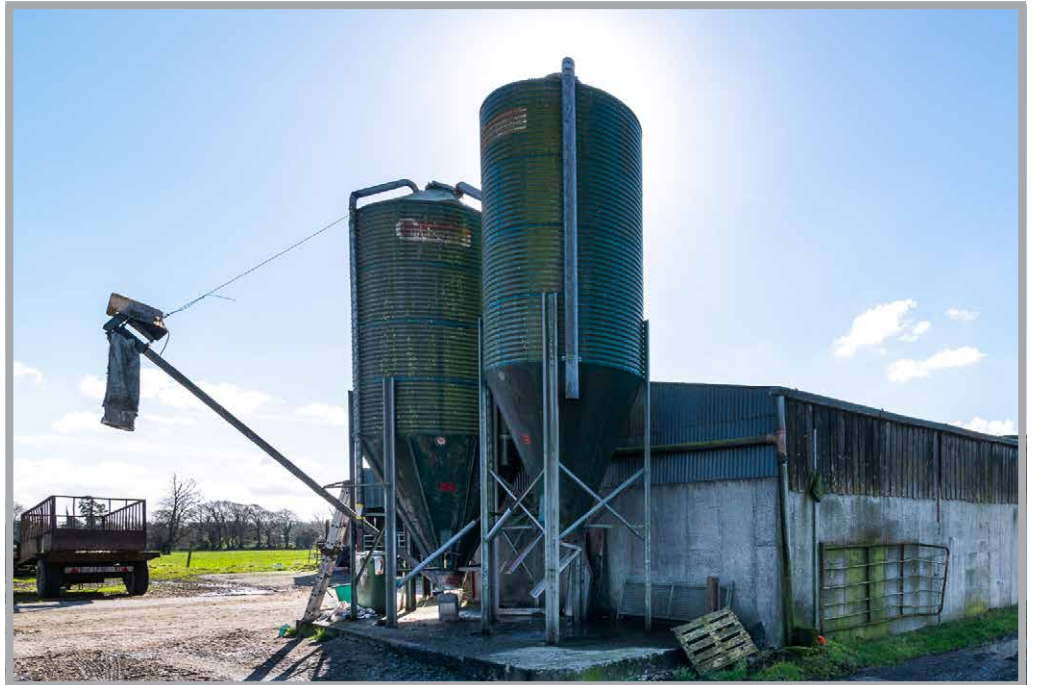
Between Kilskyre and Clonmellon together with the surrounding hinterland, a good range of local conveniences, necessities and amenities are catered for including sporting facilities and recreational clubs; healthcare; primary schools; local retail; hostelrys, churches, hardware and agriculture provisioners and much more. Importantly, the transport of livestock for purchase or sale will be a handy errand here given that, both Delvin Livestock Mart and Carnaross Mart both lie within 11km or so from Milltown Farm.

The towns of Kells, Athboy, Trim, Navan and Mullingar are approximately 10km, 11km, 23km, 25km and 30km distant respectively. With the N3/M3 at Drumbarragh only 7km away, this is a highly accessible and viable location for those commuting to and from Dublin and further afield. In addition, the N52 (Dundalk/Limerick Road) locally, some 2.5km away at nearby Clonmellon, makes this an ideal destination for those needing to traverse the country regularly. Moreover, Dublin airport is a reasonable distance being approximately 69km by road.

Local attractions include: Clonmellon Farmer's Market; Castlekieran; Girley Bog Eco Walk; Hinterland - festival of literature & arts; Tullynalley Castle and Gardens; the annual JFK 50 mile walk; Mullaghmeen Forest – Europe's largest planted Beech forest; Loughcrew Hills with cairns – a complex of passage tombs are one of Ireland's most

magnificent and abounding archaeological landscapes; Fore Abbey; Loughcrew Estate Gardens and Adventure Centre; and the exclusive Richard Corrigan owned Virginia Park Lodge. This is just a flavour of what is in the area. Fishing, watersports and other water-based activities considering that Lough Lene, the White Lake, Lough Ramor and the Boyne, Blackwater and Inny rivers are all nearby. All that, along with excellent terrain for hunting and shooting make this an outdoor enthusiasts paradise. The Ballymacads hunt the area.

Many sports are supported locally through various facilities including Ballinlough, Kilskyre and St Paul's (Clonmellon) GFCs along with Headfort Golf Club and North Meath Rugby at Kells. To that, add Mellows Adventure Centre and associated creche, for the younger ones, and much much more.



LOTING

The vendor reserves the right to dispose of the property in its entirety as a single lot, or in lots as outlined below, or in any combination of the said lots. Owing to the availability of road frontage attaching to some of the lots, there is potential for the erection of dwelling(s) subject to obtaining the necessary planning consent.

- Lot 1:** c. 70 acres at Milltown Td. laid out in one block with the buildings, described within. Road frontage to the L6822 & frontage to the Milltown River. Services include: mains electricity along with public water supply & water from a private well.
- Lot 2:** c. 33 acres at Milltown Td. laid out in one division, without buildings. Frontage to the Milltown River and the L6822, being located on the opposite side of the road to Lot 1.
- Lot 3:** c. 36 acres at Killua Td. laid out in one division, without buildings. Cul de sac access off the N52 (Kells / Clonmellon Road). Frontage to the Milltown River over which there is a private bridge to connect with Lot 1.
- Lot 4:** The Entire

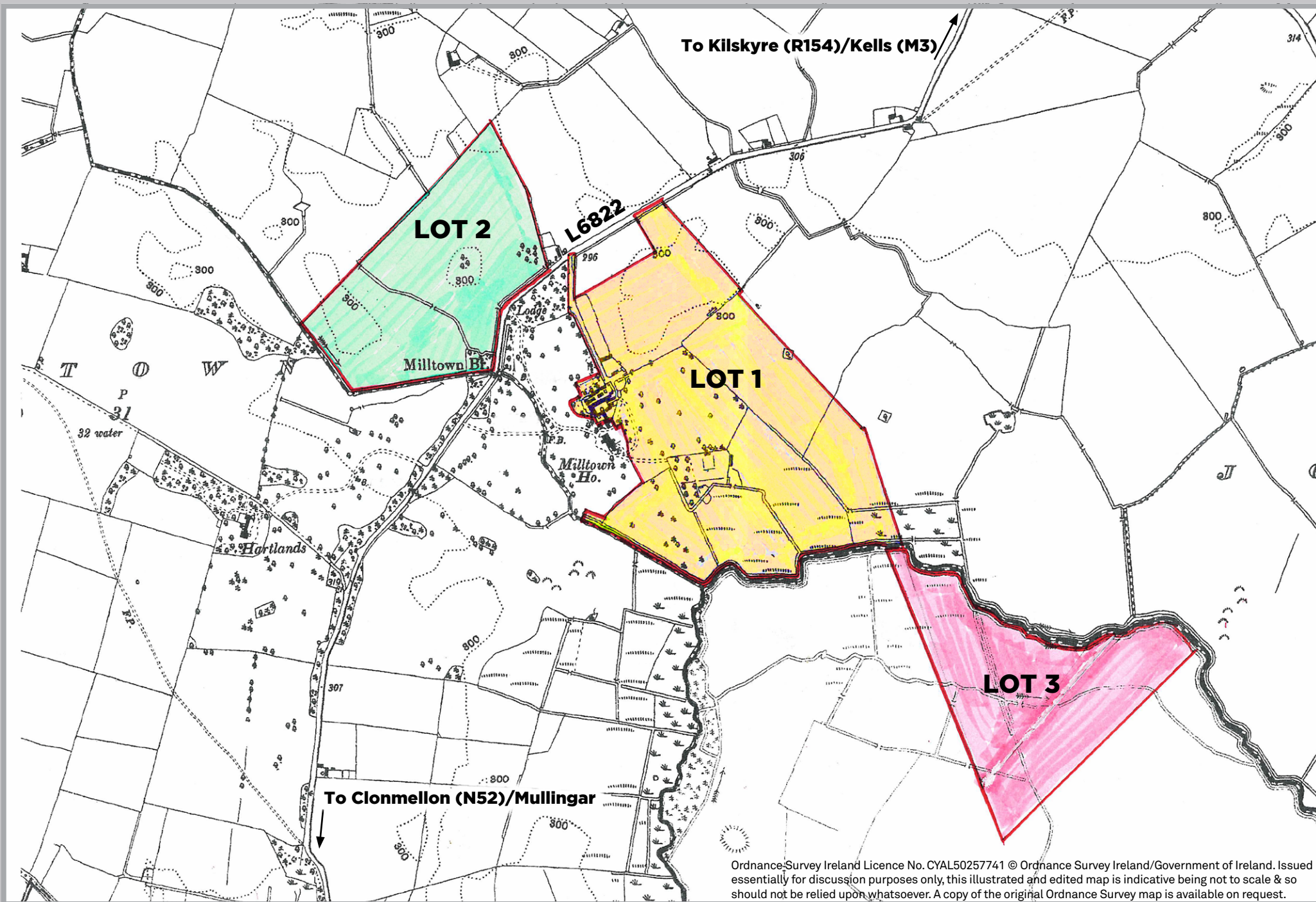
FEATURES

- Encompasses c. 139 acres (56.25ha approximately)
- Superb dairy farm with extensive facilities & housing
- Available in its entirety or in three adjacent lots
- Ideal opportunity for a new dairy entrant or an established operator seeking expansion
- Huge scope for diversification
- Extensive road & river frontage
- Convenient location, 1.5km from village & 10km from Kells
- 2.5km off N52 - 9.5km off M3 - 31km from both M4 & M6
- Both Carnaross & Delvin & livestock marts are within 11km

BPS Entitlements

There are no BPS Entitlements included in the sale.





DIRECTIONS

From Kells or the M3 (at roundabout where M3 joins with N3), take the N52 south towards Mullingar. Continue for 7.8km taking a right turn onto the R154 at the fourcrossroads, known locally as Lynch's Cross. Continue for 3km along the R154 to Kilskyre Village taking the first left turn in the village (before the magnificent St. Alphonsus Liguori RC Church) onto the L6822. Milltown Farm is located some 1.5km on both sides of the road.

From Mullingar or the N4, take the N52 north towards Dundalk, continuing through the village of Delvin and into the village of Clonmellon. Rather than continuing along the N52 and up Clonmellon's Main Street, by turning right, instead at the first junction continue straight ahead to join the Kilskyre Road (L6822). Milltown Farm is located some 2.3km on both sides of the road.

VIEWING

Selling agent, Quillsen, recommends that Milltown Farm be visited and viewed by prior arrangement through their offices, telephone 046 9022100 or email enquire@quillsen.ie.

GPS COORDINATES

53.6824, -7.0074 (estimated, not absolute)

CONTACT

15 Market Square,
Navan, Co. Meath
Tel: 046 9022100
E-mail: country@quillsen.ie

NEGOTIATOR



Chris Smith MIPAV MCEI AssocSCSI
Regional Manager
Mobile No.: 087 2109470
Office: 046 9022100
Email: c.smith@quillsen.ie

PSRA REGISTRATION NO. 002250

LEGAL

Mr Michael Keaveny
Messrs Keaveny Walsh & Co
Headfort Place, Kells, Co Meath
Tel: 046 9240004



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Thinking of selling?

If you are thinking of selling, please ask one of our experienced team and we would be delighted to carry out a free valuation of your property.



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