



Productive tillage farm with traditional farmhouse and outbuildings
in a prime location

Snowtown House and Farm, Naul, Co. Meath, K32 EW88





Snowtown House and Farm

Distances

Naul 1.5km, Stamullen 4km, Balbriggan 7km, Swords 10 km, M1 (Exit 6) 6km,
Dublin Airport 26km, M50 29km
(all distances approximate)

House

Porch, Hallway, 2 Reception Rooms, Kitchen/Dining, Pantry,
5 bedrooms (1 ground floor) and 1 Family Bathroom

Outbuildings

Garage, general-purpose stone-built buildings and
a large storage shed

Land

About 24.4 hectares / 60.2 acres of ring-fenced
top-quality arable lands

For Sale in 2 lots or as a whole
by Public Auction
on Thursday 19th October 2023
at

3pm in the Bracken Court Hotel, Balbriggan, Co Dublin
(Unless previously sold)

Lots

Lot 1 – Snowtown Farmhouse

About 4.3 hectares / 10.6 acres

Lot 2 – Snowtown Farmland

About 20.1 hectares / 49.6 acres

Lot 3 – The Entire on about 24.4 hectares / 60.2 acres





Introduction

Extending to about 24.4 hectares / 60.2 acres in total, Snowtown is a top-quality residential farm in one of the most sought-after locations on the border of North County Dublin and County Meath.

The agricultural element of the property comprises some of the best tillage land in Ireland and is suitable for all farming enterprises. There is also a good complement of multi-functional outbuildings and a large storage shed.

The traditional farmhouse comes to the market in good condition. A fine family home, it has 4 double bedrooms, 1 single bedroom and 2 reception rooms.

The Offering

The farm is available for sale as a whole or in lots as follows:

Lot	Lot name	Hectares / Acres
1	Snowtown Farmhouse	4.3 hectares / 10.6 acres
2	Snowtown Farmland	About 20.1 hectares / 49.6 acres
3	Entire	24.4 hectares / 60.2 acres

Lot 1 – Snowtown Farmhouse on 4.3 hectares / 10.6 acres

House

Entered through stone pillars and iron gates, the farmhouse is presented very well externally and sits perched in an elevated position overlooking some of the best farmland in the country. The property benefits from a welcoming hallway, kitchen/dining room, living room, sitting room, pantry, and a ground-floor bedroom which could easily be used as a third reception room. Upstairs there are 4 bedrooms, including a master bedroom suite and a family bathroom. Some of the more important features of the home are the high ceilings in the bedrooms, the original fireplaces which create a lovely authentic atmosphere, and finally the sweeping spectacular views.

Outbuildings

There is a range of outbuildings to the side of the house, including a large, enclosed storage shed and a hay barn. There are also some attractive stone heritage outbuildings that could be used for further accommodation (S.P.P.) and a coal shed. These outbuildings can be accessed from the yard behind the house and are in need of remedial work. There is also a shed to the front of the house at a lower level accessible from the grasslands and a garage that is attached to the house which is split into two parts internally.

Land

Lot 1. We are offering approx. 10.6 acres with Snowtown House. This land is located to the west of the house and is of mixed quality gently sloping to a glen. Primarily used to graze animals, the land is well-drained running into a stream and could be used for many types of agricultural enterprises.

Lot 2 – Snowtown Farmland extending to about 20.1 hectares / 49.6 acres

Farmland

The land at Snowtown is of exceptional quality, south facing and is divided by the local access road.

- **Northern section**

This lies within a well-drained, slightly sloped ring-fenced block and includes productive and versatile ground, currently growing a potato and cereal crop. This Fingal/Meath land is among some of the finest in the country and has been carefully maintained by the vendor's family for decades.

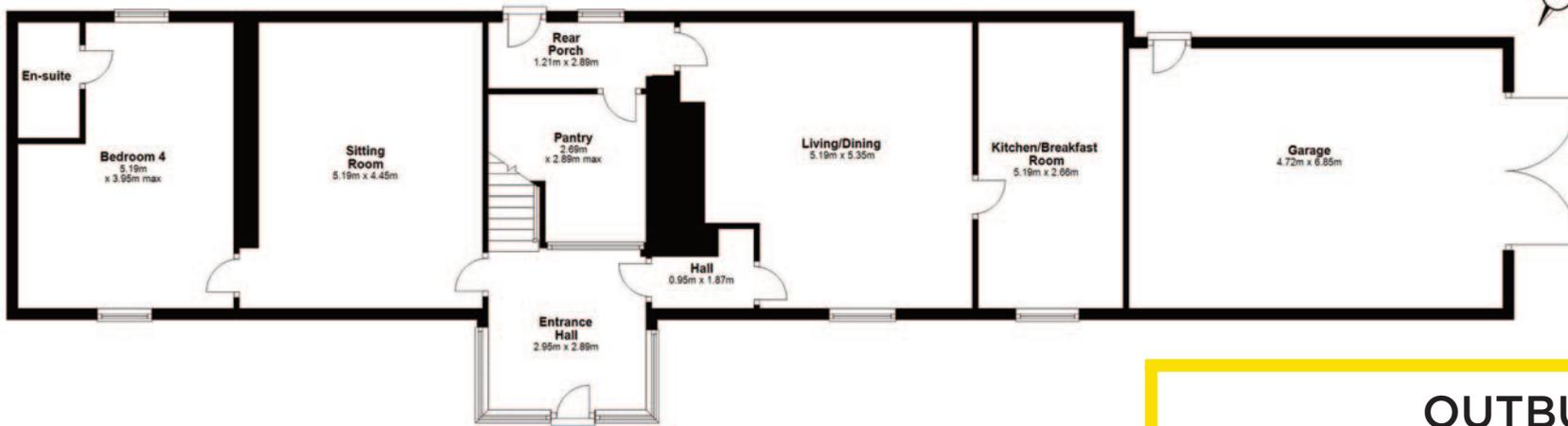
The land is laid out in 3 fields of good size and shape for modern agriculture which are enclosed by a mature hedgerow. Access to the land is through shared access off the local road.

- **Southern section**

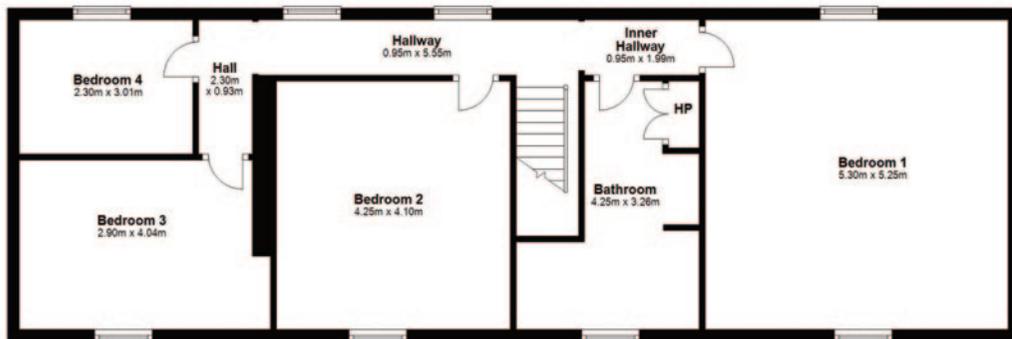
Again, the land is sloped gently, in one division, ring-fenced and well drained and is accessible off the local access road. The land is bounded by mature hedgerow on 3 sides and Snowtown House on one side. The field has been most recently in a cereal crop.

SNOWTOWN

Ground Floor



First Floor



HOUSE - 231.4 sq.m.

OUTBUILDINGS

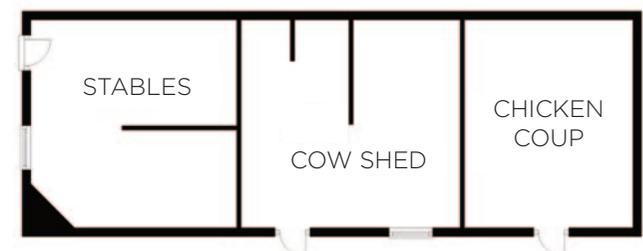
STORAGE SHED - 976.8 sq.m.

CREAMERY - 81.6 sq.m.

MISC BUILDINGS - 64.96 sq.m.

Gross Internal Area

OUTBUILDINGS





Lot 3 - Snowtown Farm extending to about 24.4 hectares / 60.2 acres

The Entire

We are also offering the entire holding for sale inclusive of Lot 1 and Lot 2.

Crop rotation schedule

Snowtown Farm			
Northern portion (different crops in each field)		Southern portion	
2023	Potatoes/Spring Barley	2023	Winter Wheat
2022	Spring Barley	2022	Winter Beans
2021	Spring Barley/Potatoes	2021	Spring Barley
2020	Spring Barley	2020	Spring Barley
2019	Potatoes/Spring Barley	2019	Potatoes



GENERAL REMARKS

Viewing

Strictly by appointment with Savills. 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.

Eircode

The Eircode is K32 EW88.

BER

E2 116441627

Fixtures & Fittings

All fixtures and fittings are excluded from the sale, including garden statuary, light fittings and other removable fittings, although some items may be available by separate negotiation.

Services – Snowtown House

Oil-fired central heating, private water supply, mains electricity supply and private drainage.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession, subject to the Conacre Agreement.

Entitlements to the Basic Payment Scheme

For the avoidance of doubt, there are no Entitlements to the Basic Payment Scheme included in the sale.

STIPULATIONS

Wayleaves and Rights of Access

The farmland and property 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(s) will be held to have satisfied themselves as to the nature of all such rights and others.

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 withdraw the property, or exclude any property shown in these particulars.

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 solicitors, and the purchaser shall be deemed to have satisfied himself 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.

Generally

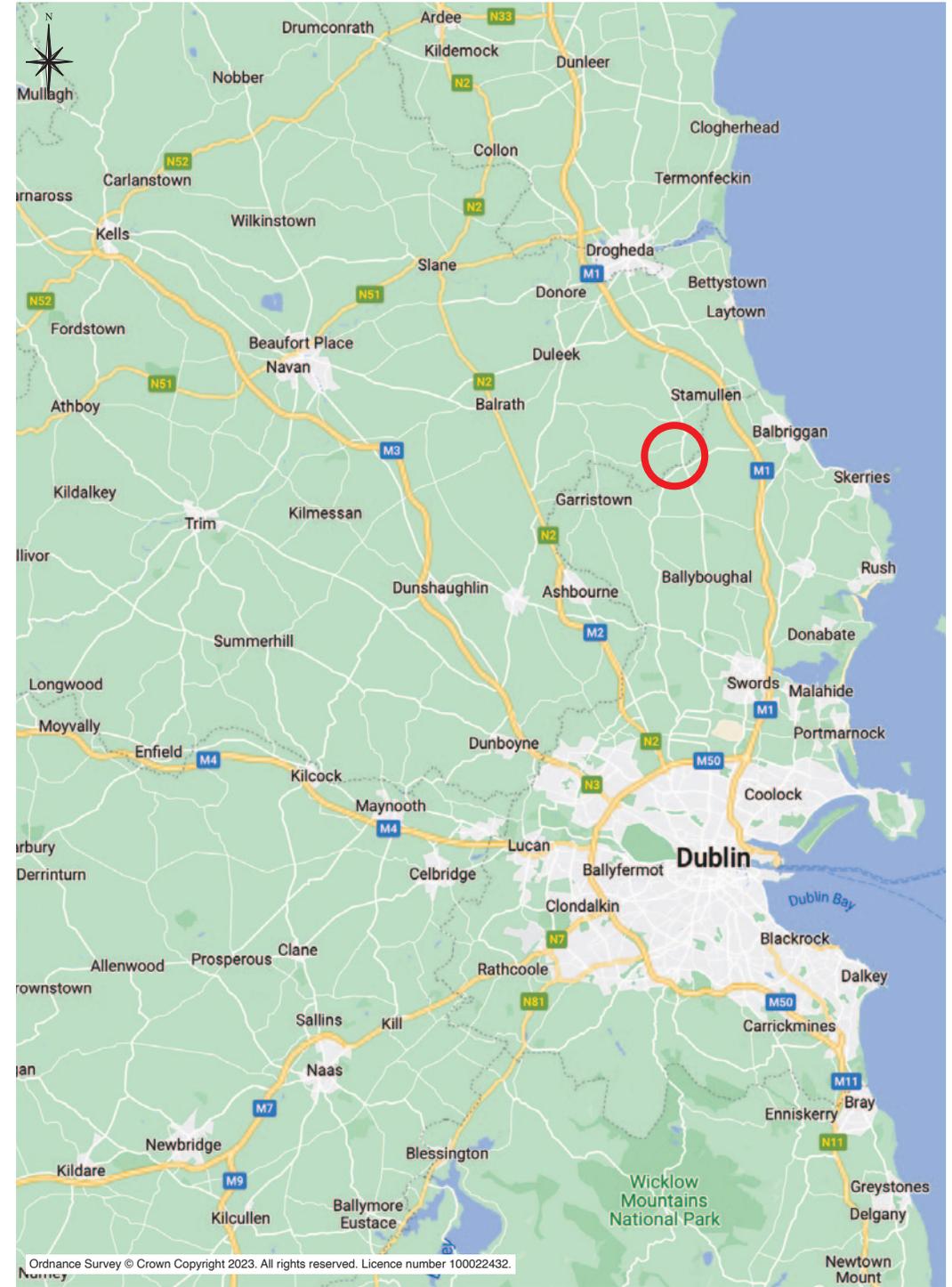
Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

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.

Photographs taken and brochure prepared in August 2023.





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Savills Country
33 Molesworth Street
Dublin 2 D02 CP04
+ 353 (0) 1 663 4350
country@savills.ie
PSRA 002223

