

# Land

**Coonan**  
PROPERTY



## Approx. 28 acres (11.33 ha) Phepotstown, Kilcock, Co. Meath

- Prime parcel of land presently in grass and tillage
- Ideal location with Kilcock and Summerhill a short drive away
- Good road accessibility by R125
- The lands are ideally located with easy access to the M4 motorway leading directly into Dublin city
- Of interest to farmers, agricultural enthusiast and those seeking an investment with growth prospects

Approx. 28 acres  
(11.33 ha)

Guide Price  
€11,000 per acre

For Sale by Public Auction  
at 3pm, 12th of October  
in the Glenroyal Hotel,  
Maynooth, Co. Kildare

# Description

The property comprises approx. 28 acres (11.33 ha) and is positioned in the townland of Phepotstown, Co. Meath. Meath is home to a diverse range of land uses including agriculture and equine industries, centres of local food production, recreational and tourist activities, established villages and rural housing. These combine to provide both residents and visitors with a quality environment to live, work and enjoy.

The lands are suitable for most agricultural purpose and are of good quality. The lands are gated with frontage to the R125 leading to Kilcock and Dunshaughlin. The lands are divided into 2 fields by way of river and trees with access via a private entrance. The lands have currently split usage, being grazing and tillage.

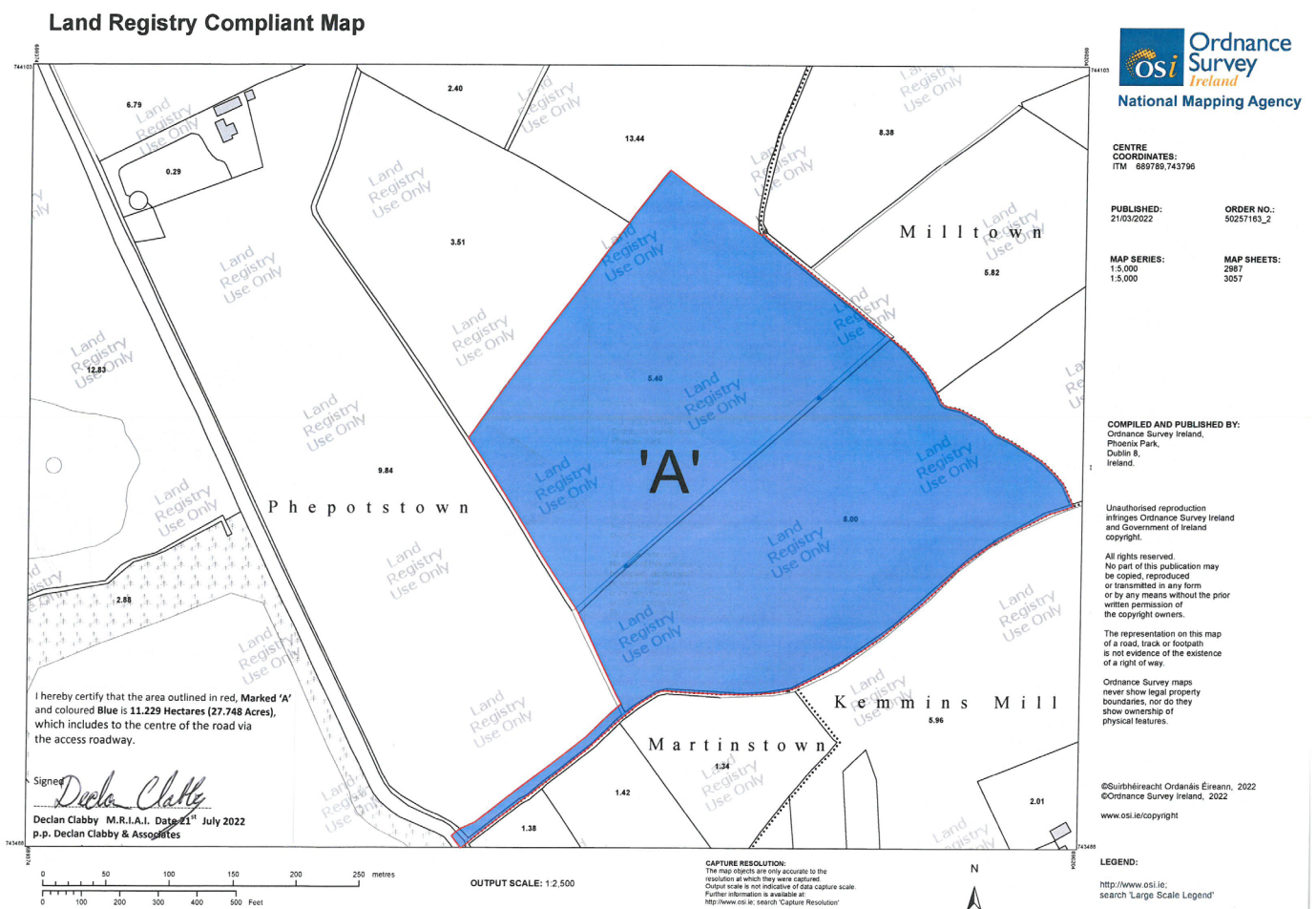


# Location

A service hub for the north Kildare/south Meath region, Kilcock is a small town with medieval street layout. It is located next to the M4 motorway 33 kilometres from Dublin. Maynooth, an adjacent university town, is about 4 kilometres to the east. Kilcock will undoubtedly continue to expand and develop as a successful suburb given the town's outstanding road and rail connections.

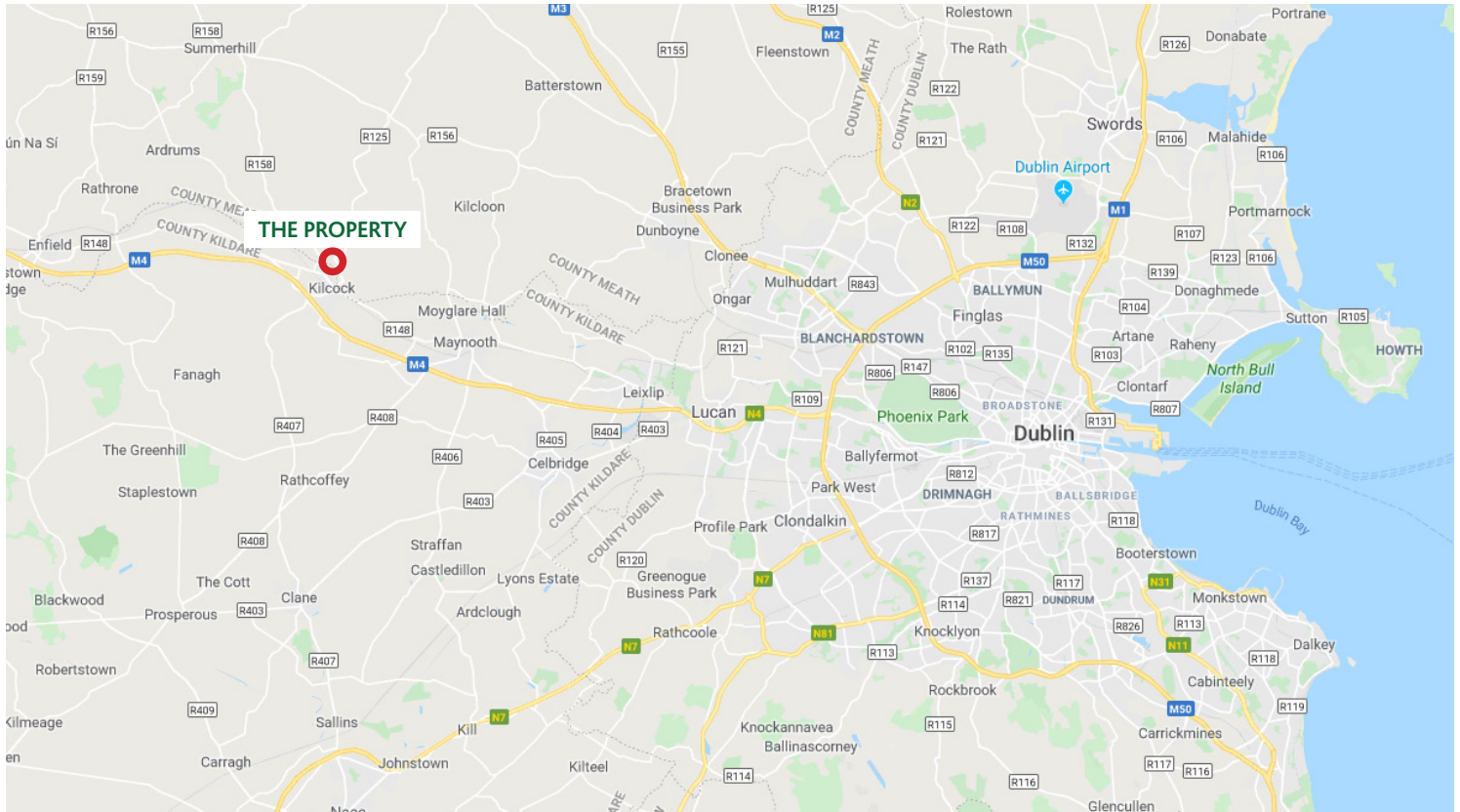
With Intel Ireland in Leixlip and the Kerry Group in Naas, several major employers have set up shop in Kildare. These businesses currently make significant contributions to the health of the local and Irish economies.

Phepotstown is a rural area on the south of Meath, approx. 34km northwest of Dublin and approx. 6km off the M4 motorway. There is a wealth of recreational amenities in the area including fishing, golfing, horse-riding as well as excellent sporting activities. The land is accessible by the R125 road that leads directly into the heart of Kilcock.



# Directions

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## Directions:

From Dublin take the M3 to junction 5, exit the motorway and proceed onto the R157. At the second roundabout take the third exit onto the R156 and follow the R156 straight until you reach a T-Junction. Take a right on the junction and take the right heading to the R125. The lands for sale are on your right-hand side (see for sale sign).

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Contact Information:  
Will Coonan  
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## Solicitor:

Coghlan Kelly Solicitors, Trinity Chambers, South Street,  
New Ross, Co. Wexford, Y34 VP89.  
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## Viewing:

With sole agent at any convenient time.

PSRA registration no. 003764.

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