



**c. 61 Acre Residential Farm**  
(in its entirety or 2 lots)

**Rathmaiden, Slane, Co. Meath**  
**FOR SALE BY PUBLIC AUCTION**  
Tuesday 9th May 2017 at 3pm  
at the Conyngham Arms Hotel, Slane

**Quillsen**  
TM

## Description

Set amid magnificent rolling countryside in the heart of the Boyne Valley, the offering of this residential holding for sale presents a rare opportunity to acquire a totally unique property. With its biodiverse sylvan setting, this property encompasses c. 61 acres having a delightful dwelling, useful outhouses and a large agricultural / kennelling building suited to a multitude of uses.

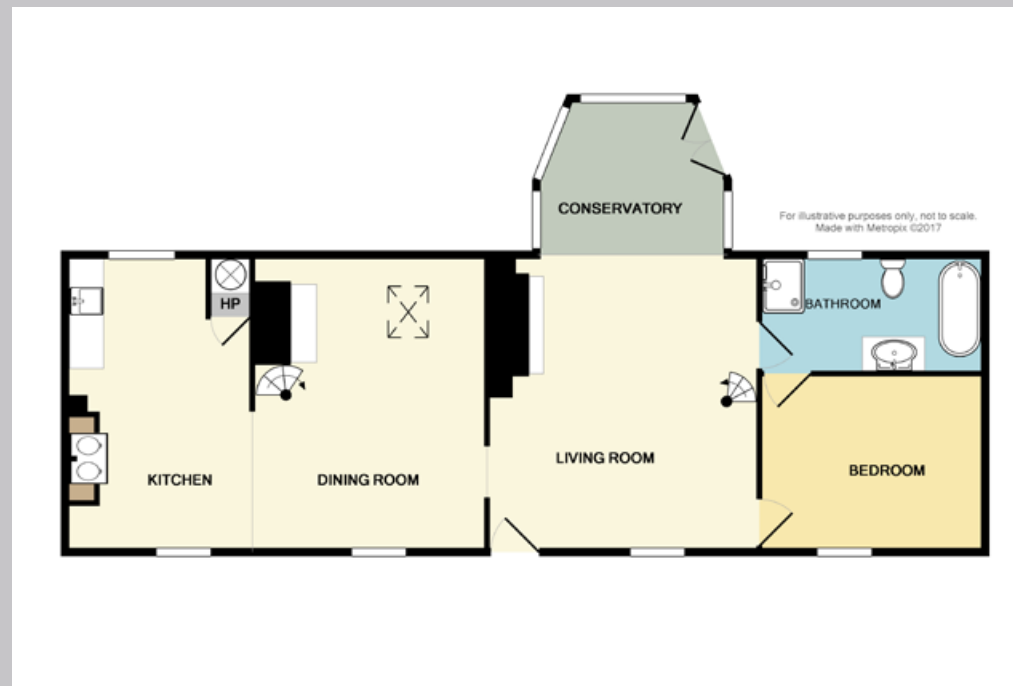
The olde-worlde style residence has been extended and totally renovated in recent years and today provides comfortable well-appointed accommodation. Along with almost c. 43 acres planted in young forestry with associated tax-free income stream, one should be comfortable in all senses of the word not to mention the fine potential windfall when the plantation reaches maturity. The balance of the lands are essentially utilised for grazing but could be put to arable uses too. In addition, the holding enjoys plentiful valuable road frontage.

Given this highly accessible location close to the N2 (Dublin / Derry Road) in the heart of the Boyne Valley, well favoured by tourists being close to Slane Castle; the magnificent Newgrange, Knowth and Dowth; and the ever-popular Tankardstown House, synonymous with weddings, there are undoubtedly huge opportunities in the agri-tourism, leisure and equestrian avenues to be explored.

## Location

Rathmaiden is a rural townland with the subject property being conveniently situated within a mile of the N2 and 2.5 miles north of the picturesque and historic village of Slane. As well as serving as a local service centre to include shops and hostelrys for its residents and its mainly agriculturally based hinterland, Slane is a popular tourist hub. Of superb character, this historic village stands on the left bank of the River Boyne. Slane has several interesting features including Slane Castle, Fennor Castle, the Hill of Slane, Slane Mill and Slane Bridge amongst others. There are numerous other historical sites in the vicinity such as the Battle of the Boyne site and most importantly The Brú na Bóinne complex of Neolithic tombs comprising Dowth, Knowth and Newgrange. There are frequent bus services from Slane to Dublin as well as many other destinations.

With the N2 so convenient, commuters will be impressed with the ease of connection to the M1, M2, N3/M3, N51 and N52 routes. Airports and ferry ports including those located at Dublin



and Belfast are very accessible from this location. Drogheda is 9 miles distant while the county town of Navan is 10 miles. Both towns offer a wide spectrum of services and shopping. Drogheda has regular daily train services to Dublin as well as to Belfast and Derry. There are a number of excellent primary schools locally and secondary schools are amply provided for nearby in the principal towns of Navan, Kells and Drogheda.

Horseracing is well served in the area with tracks at Navan, Bellewstown and Fairyhouse as is hunting with the Tara Harriers, Meath Foxhounds, Louth Foxhounds and Ward Union Stagounds meeting regularly within close proximity. Great fishing on the River Boyne and local shooting add to the spectrum of outdoor pursuits. Tattersalls at Fairyhouse is an excellent bloodstock transaction centre, the local livestock marts at Ardee, Carnaross, Kingscourt and Delvin support great livestock sales facilities not forgetting that there are several abattoirs situated in the region too.

## Features

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### RESIDENTIAL:

- Olde-worlde style residence, extended and refurbished in recent years
- Bright and airy residential accommodation
- Solid timber cottage style internal doors
- Timber and ceramic tile floor surfaces throughout
- Double glazed window units throughout
- Two useful loft areas
- 9.9 metres by 4.3 metres building adjacent
- Oil fired central heating
- Covered rustic outdoor eating area with custom built pizza oven
- Magical biodiverse sylvan setting

### FARM:

- Includes superb c. 42.82 acre (17.33 ha approx.) block of young forestry
- Valuable forestry premia & BPS payments available
- Livestock shed, part slatted, part with FPP for kennels
- Loose boxes and various outhouses
- Several roadside sites, subject to securing consent
- Huge potential for agri-tourism, kennelling, equestrian and leisure uses

Slane 4km - Drogheda 14.5km - Navan 16km - 1.5km off the N2





## Accommodation

**Living Room**  
5.40m x 4.80m

Featuring a half door opening to front of house. Timber floor. Magnificent stone chimney breast with raised hearth fitted with solid fuel stove. Full height ceiling. Spiral staircase leading to loft space with Velux type skylight over bedroom and bathroom.

**Conservatory**  
3.35m x 3.13m

Timber floor. TV point. French doors leading to exterior rear of dwelling.

**Dining Room**  
5.10m x 4.14m

Along with the kitchen, this room forms part of the original cottage sited here and now has three windows to two elevations making it beautifully bright. Ceramic tile floor. Features a stone fireplace with a raised hearth. Full height ceiling. Spiral staircase leading to loft space with Velux type skylight over kitchen.

**Kitchen**  
5.10m x 3.17m

Features Stanley range type oil fired cooker and fitted units incorporating Belfast sink. Ceramic tile splashback to wall areas behind counter tops as well as to floor surface.

**Bedroom**  
4.00m x 3.10m

Timber floor. TV and telephone points. Door to:

**Bathroom**  
4.00m x 2.13m

Featuring salvaged claw-legged bath and Victorian style sink unit together with toilet. Complete ceramic tiling to floor and wall surfaces. Separate shower unit with Triton T90z power shower.

## OUTSIDE

The dwelling is approached from the public road over a laneway. The dwelling is surrounded by a large concrete apron that provides excellent circulation and parking space. There is a building adjacent to the residence that spans approximately 9.9 metres by 4.3 metres (about 32 ft 6 inches by 15 ft) being currently subdivided into three compartments with power, light and toilet facilities. This building would serve a multitude of potential uses and purposes and indeed residential use could be considered, subject to securing planning consent. A covered rustic outdoor eating area with brick custom built timber-fuelled pizza oven are immediately adjacent too making for ideal alfresco dining. The hours could be whiled away here relaxing in this beautifully maturing sylvan setting.



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## YARD

The modern yard incorporates a portal frame building spanning approximately 18.25 metres by 17 metres (about 60 ft by 56 ft), built mid-2000's, which is part slatted for cattle and another portion has planning permission for use as dog kennelling. The latter portion was previously contracted as the location of the Meath County Dog Pound. This fine building would serve a multitude of potential uses and purposes and alternative use could be considered, subject to securing planning consent. As well as livestock handling facilities, there are four loose boxes sited immediately adjacent.

## FORESTRY PREMIUMS AND BASIC PAYMENT SCHEME (BPS) ENTITLEMENTS

The forestry element totalling some 17.33 hectares (c. 42.82 acres S.M.) was established in two stages, in 2011 and 2012, with some 12.09 hectares (c. 29.87 acres S.M.) and 5.24 hectares (12.95 acres S.M.) planted respectively. Totalling €8,373.19, these portions currently achieve premiums of €5,942.99 and €2,430.20 respectively.

In addition, there are 12.55 units of BPS Entitlements attaching to the holding which we understand have a Net Unit Value of €220.87 (2017 value) excluding any Greening Value. By way of example only, the value of the said BPS Entitlements including Estimated Greening Value is anticipated to be in the region of €3,991.71 for 2017.

Where reference is made to grant schemes, farm premiums, planning permissions or potential uses, such information is given by Quillsen in good faith, but purchasers should rely solely on their own enquiries into those matters including but not limited to their own eligibility in respect of same.

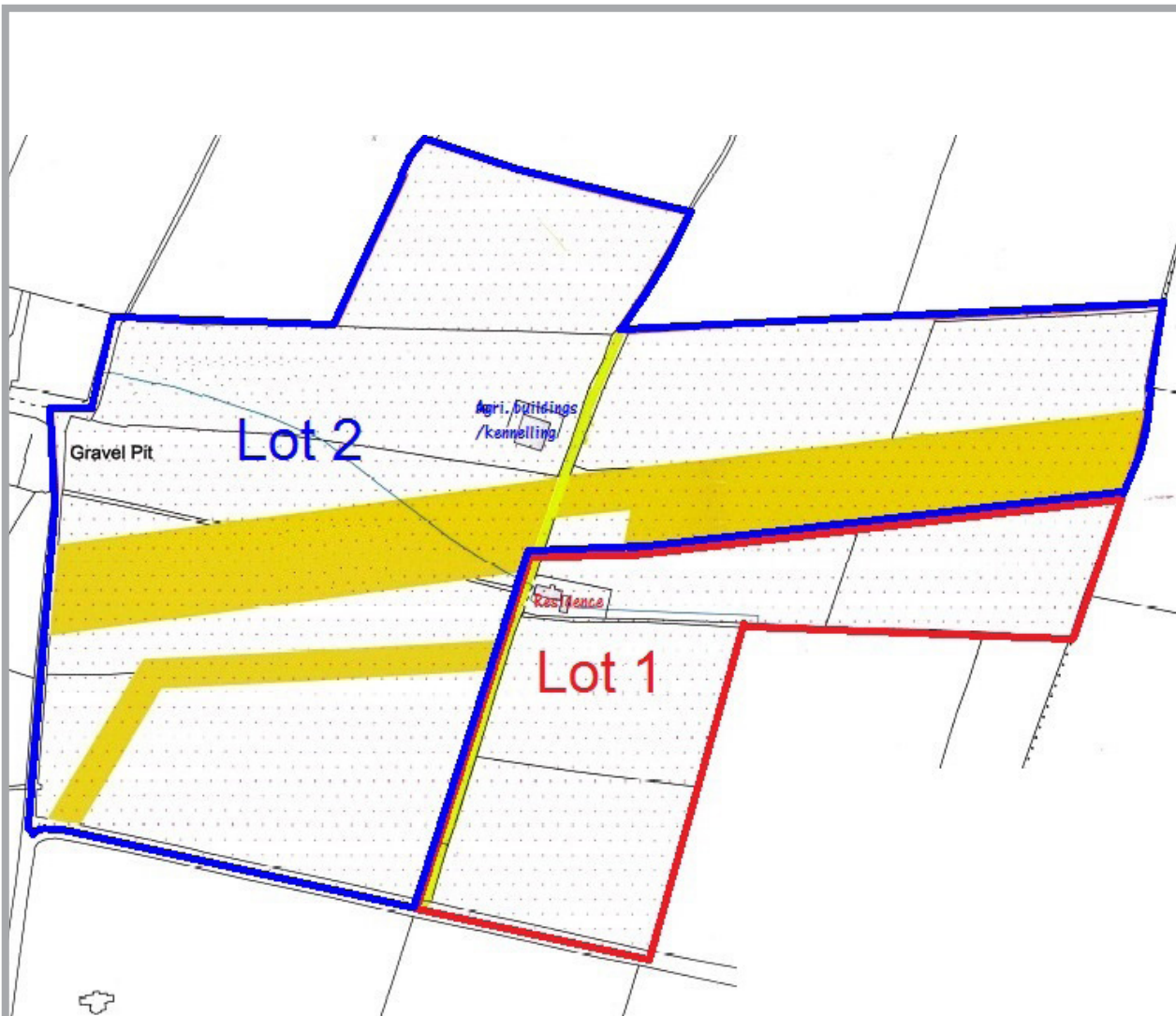
## LOTING

The vendors reserve the right to offer the property for sale in its entirety and or in lots as follows:

- Lot 1: Residence on c. 14.58 (5.92 ha. approx.) acres in forestry
  - Lot 2: c. 46.75 acres (18.92 ha. approx.) in forestry and grass with modern 60ft x 56ft building, loose boxes and livestock handling facilities. Includes all, 12.55 units of BPS Entitlements.
  - Lot 3: The Entire
- 







Disclaimer for map:  
 Provided for discussions purposes only, this map is not to scale and its accuracy is not in any way guaranteed. Therefore, it must not be relied upon whatsoever. Instead only map/s attaching to the Contract of Sale should be relied upon in conjunction with and to be considered in the context of the said Contract of Sale



## DIRECTIONS

From Slane proceed north on the N2 towards Collon for 3km taking a road to the left, L56034. Continue along this road for 1.5km whereupon the property can be seen some 1.5km on the right hand side. Initially Lot 1 is on the right hand side while Lot 2 is just beyond that further on the right hand side too. The approximate GPS co-ordinates for location purposes are 53.735, -6.537.

## VIEWING

Exclusively by appointment with sole selling agents.

## BER



BER No: 109702118

EPI: 530.97kWh/m<sup>2</sup>/yr

## CONTACT

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## NEGOTIATOR

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## PSRA REGISTRATION NO.

002250

## SOLICITOR WITH CARRIAGE OF SALE

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