

SKIDOO FARM

BALLYBOUGHAL • CO. DUBLIN





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Swords 5 km, M1 5 km, M2 5.7 km, Dublin Airport 10 km, Ashbourne 11 km, M50 13 km, Dublin City Centre 22 km
(All distances approximate)

Renowned tillage and livestock farm with extensive farm buildings

Skidoo House (4 reception rooms, 5 bedrooms) extending to approximately 683.6 sq m/7,357 sq ft

Skidoo Lodge (1 reception room, 2 bedrooms)

Stable Courtyard (35 loose boxes)

Extensive range of modern farm buildings and traditional outbuildings including cubicle accommodation, slurry storage, silage clamps and livestock handling facilities

Ring-fenced block of quality land with extensive road frontage and internal tracks

Highly accessible location

**ABOUT 237.1 ACRES / 95.9 HECTARES
FOR SALE BY PRIVATE TREATY AS A WHOLE
OR IN UP TO 2 LOTS**

savills

History

Skidoo Farm is a highly productive mixed enterprise, incorporating arable, livestock, and stud operations, and has also operated as a commercial dairy enterprise in recent years. Extending to about 237 acres, the farm is ideally located in an exceptionally accessible setting close to the M1 motorway. It benefits from an extensive range of modern farm buildings and a well-appointed stable courtyard, complemented by traditional outbuildings and a recently renovated farmhouse.

The farm is renowned for its long-standing tradition of breeding pedigree Charolais cattle. Established over five decades ago, and founded by Omer Van Landeghem, the herd's origins date back to 1966, when Charolais heifers and bulls were imported from France, quarantined on Spike Island in Cork Harbour, before making their way to Skidoo Farm.

Alongside his success in pedigree cattle breeding, Van Landeghem also developed a highly respected showjumping operation, producing an exceptional string of horses that competed internationally. His expertise in the sport saw him later appointed as Chef d'Équipe of the Irish showjumping team, further cementing his legacy in Irish agriculture and equestrianism.

In 1995, the farm was acquired by a local businessman and farmer, securing its continued growth and long-standing legacy of success.

Up until recent years, Skidoo stood as one of Ireland's oldest and most distinguished Charolais herds, with over 100 pedigree cows calving annually.

From its early beginnings, the herd was built on strong foundations, with original genetics imported directly from France. Carefully selected French bulls were used to enhance these bloodlines, producing high-quality cattle that quickly gained recognition. This commitment to excellence led to significant success in the show ring, particularly at the RDS, where Skidoo-bred animals, such as Skidoo Champion and Skidoo Pacha, earned acclaim and remain influential in pedigrees today.

The farm benefits from exceptional land quality, allowing cattle to graze outdoors for up to 10 months of the year. A well-managed paddock grazing system ensures efficient grass growth and utilisation, supporting both animal performance and cost efficiency. Continuous reseeding, supported by a tillage operation, maintains lush, productive pastures, an approach that remains central to the farm's success.

In later years, the farm also diversified, being leased and operated as a commercial dairy enterprise, further reflecting its adaptability and strong agricultural foundations.

Skidoo Farm is offered for sale as a whole or in up to 2 lots as follows:

Lot	Property	Acres
1	Skidoo Farm	236.9
2	Skidoo Lodge	0.2
Whole		237.1



Situation

Located just off the R108, Skidoo Farm is highly accessible, situated in the prime lands of North County Dublin. Conveniently positioned just 5 km from the M1 motorway (connecting Dublin to Belfast) the farm benefits from excellent transportation links. Dublin's International Airport is 5 km distant, whilst Dublin Port is 20 km away, offering daily sailings to the UK and mainland Europe.

Swords (5 km) offers a wide range of amenities, including shopping, restaurants and sporting facilities. There are two shopping centres, Swords Central and the Pavilions Shopping Centre, which offer a wide variety of amenities.

Dublin City Centre, located 22 kilometres away, offers the full range of amenities, services and culture expected from a capital city.

The surrounding area has a wide variety of quality sporting and recreational activities. Skidoo Farm is bound by the Roganstown Golf Club on the southern boundary. There are a number of championship golf courses within a short drive.

Racegoers are well catered for with Fairyhouse and Leopardstown Racecourses nearby, both of which host a multitude of fine racing events throughout the year.

North County Dublin is recognised as one of Ireland's premier agricultural regions with productive dairy and tillage farms, and as such has a well-developed agricultural infrastructure, including a good selection of agricultural merchants, milk processors and agricultural machinery suppliers. It is also home to a number of renowned stud farms and is well-served for the equestrian sector.

North Dublin's climate is ideal for both tillage and soft fruit production due to its moderate temperatures, reliable rainfall and well-drained soils. These conditions support the growth of high- quality cereals and root crops, as well as soft fruits like strawberries and raspberries.



Lot 1 Skidoo Farm (About 236.9 acres/95.87 hectares)

Skidoo House

Skidoo House is centrally positioned at the heart of the farm, enjoying a commanding and private setting. Extending to approximately 7,357 square feet, the property offers well-balanced accommodation with four principal reception rooms and five bedrooms, with the formal living spaces arranged on the ground floor and bedroom accommodation at first-floor level. The house is accessed via a bell-mouth entrance and a tree-lined driveway.

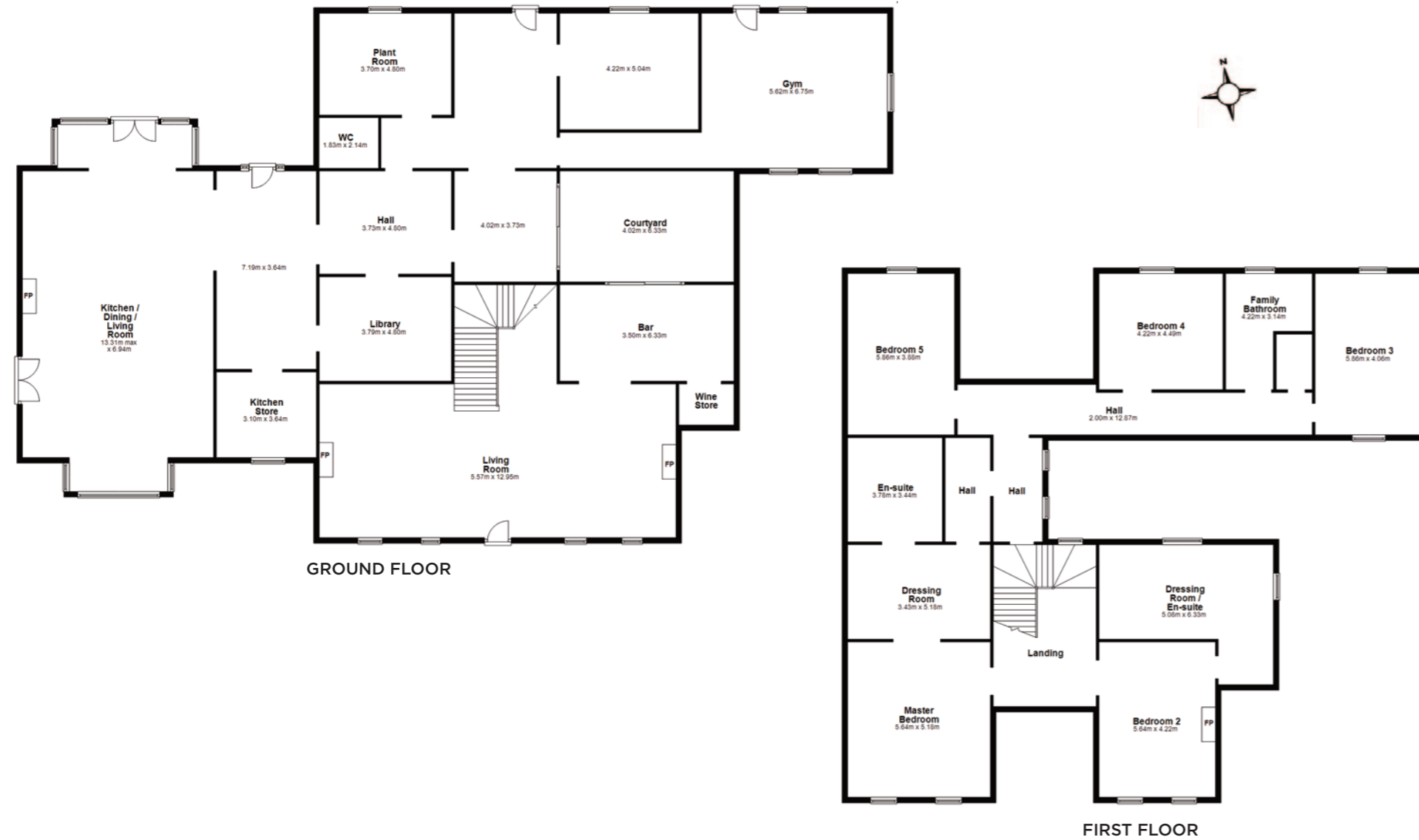
At the centre of the home is a newly extended open-plan kitchen, dining and sitting room. A spectacular, light-filled space designed for modern family living.

While the exterior of the house has been recently refurbished, with all major structural and essential works completed, including the roof, windows, plumbing, and electrics, the interior remains unfinished. This presents a rare opportunity for a new owner to complete and personalise the home to their own taste and specification.



Skidoo House

Total Area approx: 683.6 sq m

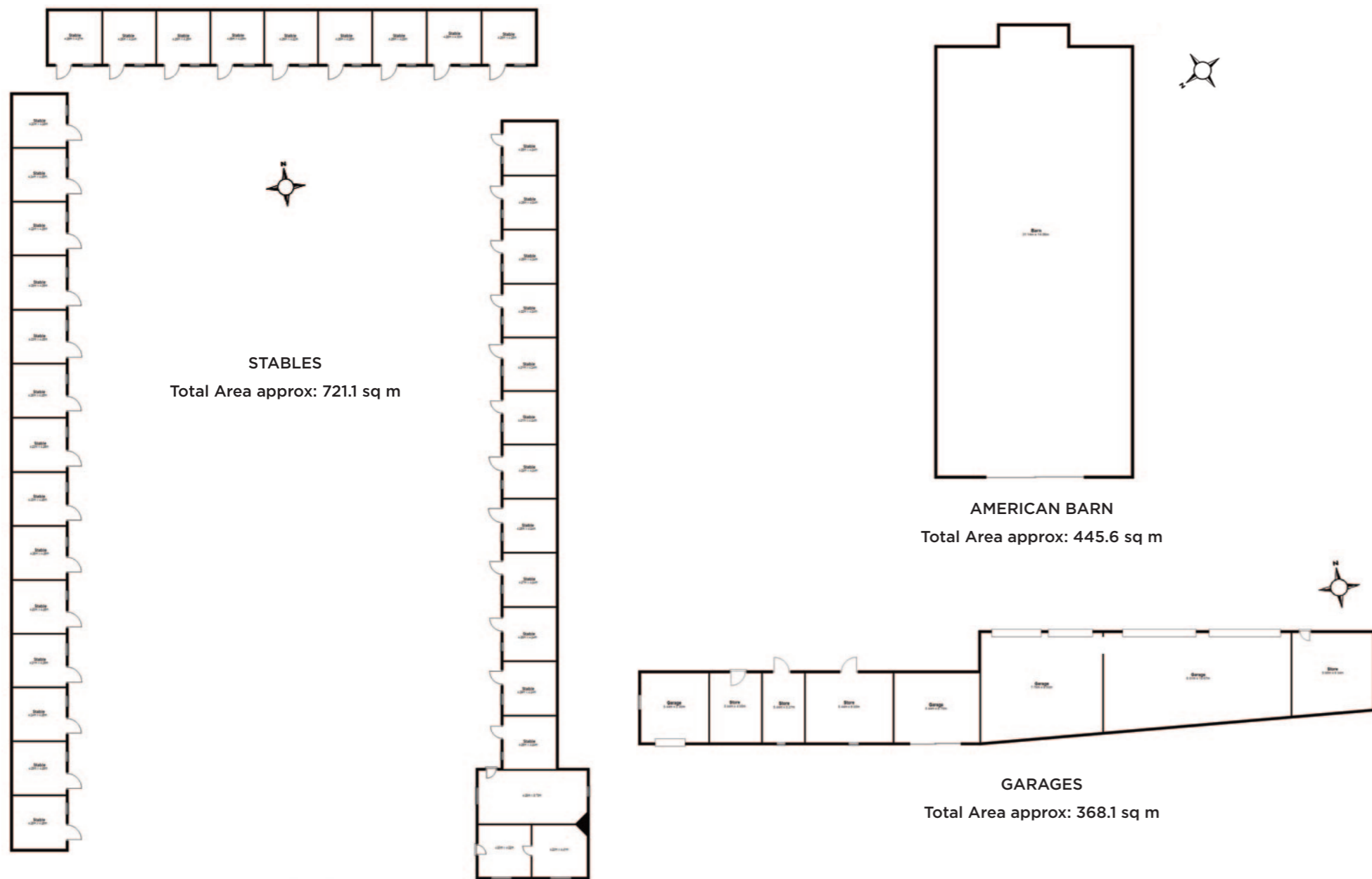


Stable Courtyard

Positioned to the rear of the house is an impressive stable courtyard, comprising 35 well-appointed loose boxes arranged around a central grass courtyard, creating both a functional and attractive setting. The layout offers excellent practicality for equestrian use, with ample circulation space and ease of access throughout.

The courtyard includes useful storage areas, with additional lofted accommodation overhead, providing valuable space for fodder, bedding and general equipment. This well-designed complex combines efficiency with charm, making it ideally suited to both private and commercial equestrian operations.

Skidoo Farm Outbuildings



Farmyard

Positioned just north of the residence and accessed via a separate farm entrance, the principal farmyard comprises an extensive range of high-quality agricultural buildings. These facilities are exceptionally well equipped for the housing and handling of cattle, while also providing ample general-purpose storage. The yard also includes a former dairy unit, offering further versatility for a range of farming enterprises.

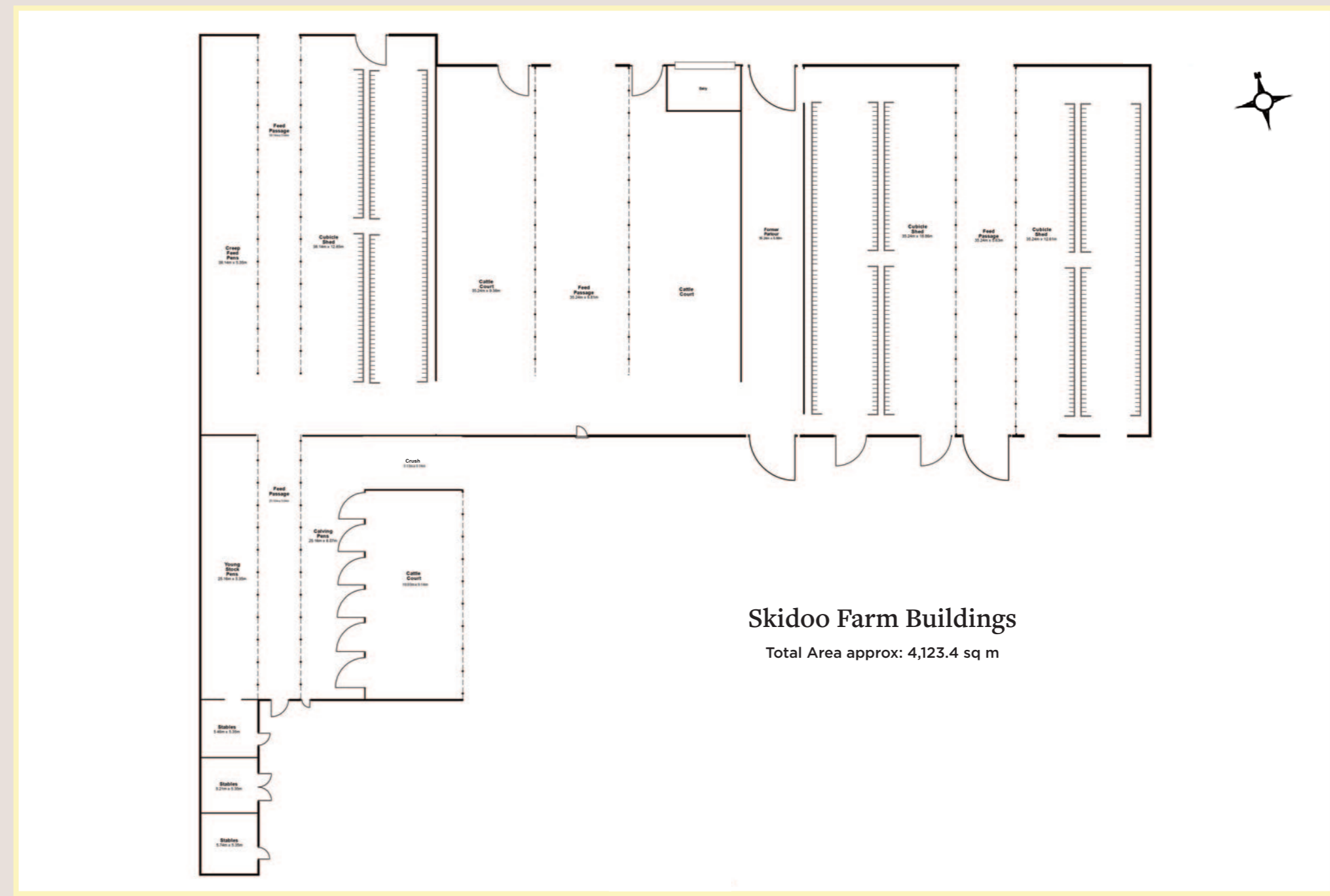
The buildings consist of a multitude of modern sheds of steel portal frame construction, incorporating both slatted and solid concrete flooring. There is cubicle accommodation for in excess of 200 head of cattle, together with a former herringbone milking parlour, calving pens, bedded cattle courts and creep feed facilities.

In addition, a range of traditional outbuildings offers extensive storage, along with two silage clamps featuring concrete walls and bases.

The farmyard and its handling facilities have been carefully designed to create a free-flowing and highly efficient layout, ensuring ease of operation while minimising stress on livestock. The buildings themselves are flexible and adaptable, suitable for a variety of agricultural uses. There are wide feed passages and feed barriers with headlocks.

A notable feature of the yard is the extensive concrete aprons and generous areas of hardstanding, providing excellent space for feeding livestock, machinery storage, and manoeuvring.





Skidoo Farm Buildings

Total Area approx: 4,123.4 sq m



Farmland

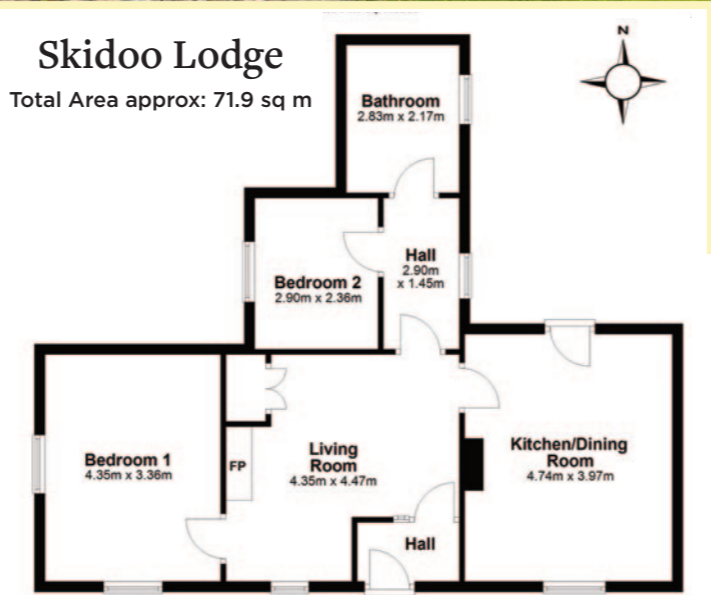
The ring-fenced holding extends to about 236.9 acres and comprises well-proportioned fields, currently all in grass, yet equally well suited to arable cropping or equestrian use. The land is presented in a single, well-configured block, offering excellent accessibility for large machinery and facilitating the efficient movement of livestock and bloodstock throughout the farm via its excellent network of internal tracks.

Bound by mature hedgerows, stud railing, and stock-proof fencing, the land is free-draining and benefits from approximately 1.5 kilometres of road frontage.

The topography is predominantly level with a southerly elevation, rising gently from around 18 metres (59 feet) above sea level at the southern boundary to approximately 30 metres (99 feet) at the northern end.

Ideally positioned between Swords and Ashbourne, the holding enjoys a prime and highly accessible location, well suited to a wide range of agricultural enterprises. A notable feature of the land is its proven versatility, with the capacity to grow a broad range of crops.





Lot 2 Skidoo Lodge (About 0.2 acres / 0.08 hectares)

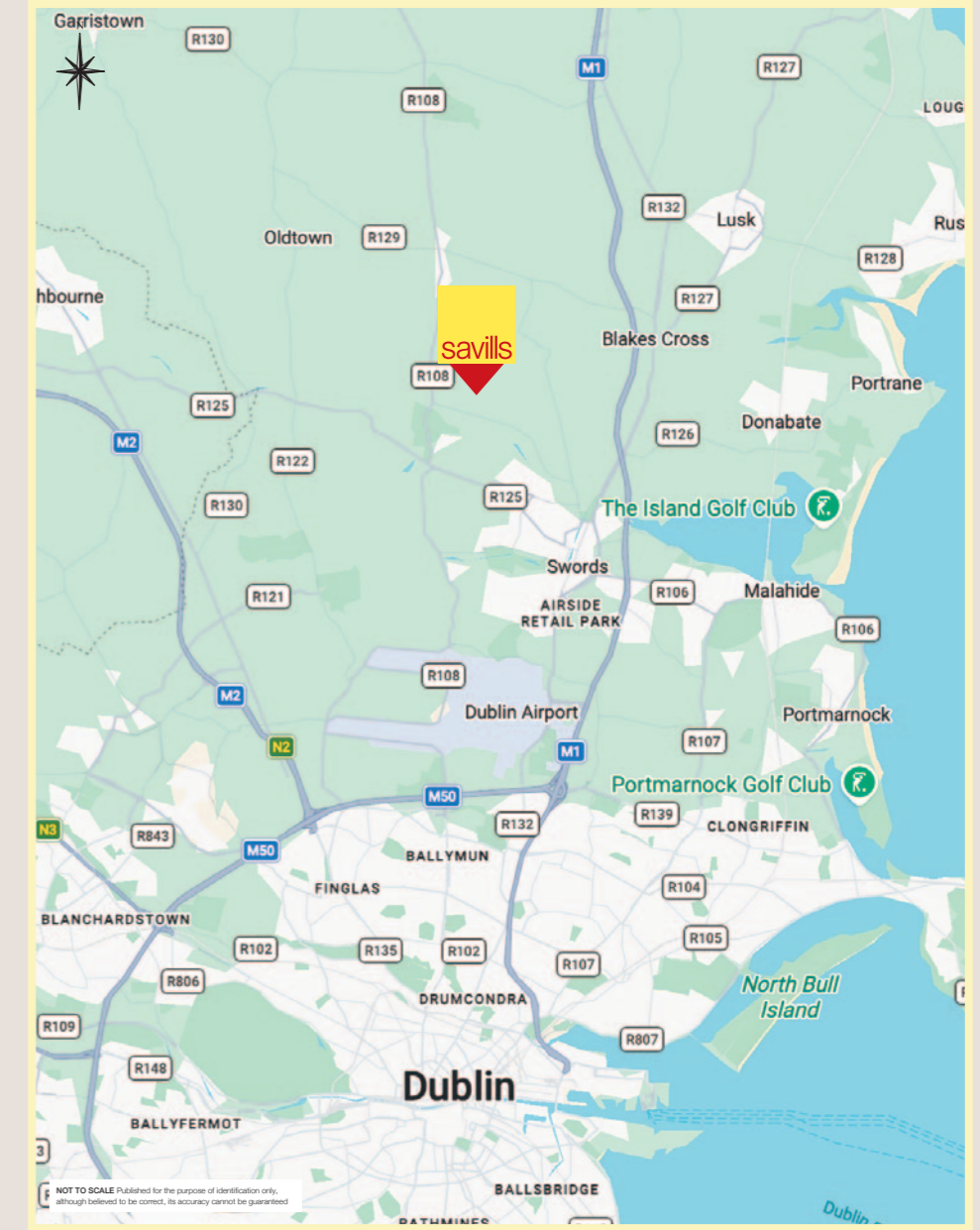
Positioned along the southern boundary of the farm and accessed directly from the R108, is a charming two-bedroom bungalow, which offers an additional residential unit within the holding. The property comprises a comfortable living room and a well-proportioned kitchen/dining area, providing practical and flexible accommodation.

The cottage presents an ideal opportunity for use as staff accommodation, a guest residence, or a potential rental property, further enhancing the overall versatility and income potential of the farm.

Lotting Plan



Location Plan



GENERAL REMARKS & STIPULATIONS

Data Room

Further detailed information will be available online via a protected data room to those who have viewed.

Directions

The Eircode for the farm is A41 YY39.

Residential Schedule

Property	Water	Drainage	Heating	BER
Farmhouse	Mains	Private	Gas	D2
Bungalow	Mains	Private	OFCH	G

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

OFCH – Oil-Fired Central Heating

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

Minerals, Sporting and Timber Rights

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

Local Authority

Fingal County Council
County Hall, Main Street, Swords
Co. Dublin, K67 X8Y2
Tel: +353 (0) 1 890 5000
Email: customercareunit@fingal.ie

Basic Income Support for Sustainability (BISS) Scheme

The Entitlements to the Basic Income Support for Sustainability (BISS) Scheme are owned and are included in the sale. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

Entry & Possession

Entry is by agreement with vacant possession.

VAT

Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Solicitors

Kane Tuohy Solicitors (contact: Kate Marquis)
Hambleton House,
19-26 Pembroke Street Lower
Dublin 2, D02 WV96
Tel: +353 1 672 2233
Email: kmarquis@kanetuohy.ie

Offers

Offers may be submitted to the selling agents, Savills.

Closing Date

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Wayleaves and Rights of Access

The farm 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 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 to withdraw the property, or to exclude any property shown in these particulars. If the farm is sold in lots, appropriate rights of access, services, burdens and wayleaves will be granted and reserved as appropriate.

GENERAL REMARKS & STIPULATIONS

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 themselves 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 and their clients 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, images 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.

Reference

Brochure prepared in 2026 and photographs taken in 2026.

CONTACT

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, especially around the farmyard.

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