

Farm

Coonan
PROPERTY



Grangemount, The Naul, Co. Dublin

Exceptional farm of approx. 144 acres (58.22 ha)

- Exceptional farm extending to approx. 144 acres (58.22 ha) just off the M1 Motorway, southwest of Balbriggan, Co. Dublin
- Yard with storage / hay sheds with secure roller shutter doors, a storage shed and derelict cut stone buildings positioned on the northern boundary accessed via a private roadway
- Laid out in about 14 divisions presently in a mix of tillage and grass
- Excellent road frontage onto a local road, L1085, plus the M1 motorway
- Excellent location close to nearby villages of The Naul and Balrothery & the thriving coastal town of Balbriggan.

PSRA No. 003764 coonan.com

Exceptional farm
extending to
approx. 144 acres
(58.22 ha)

Guide Price:
€2,000,000

For Sale by Public Auction on
Wednesday 22nd October
2025 at 3pm in the Dunboyne
Castle Hotel, Co. Meath

Description

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Description:

The property consists of approx. 144 acres (58.22 ha) of prime farmland and is presently laid out in a mix of tillage and grass. There is a yard with storage / hay sheds with secure roller shutter doors, a storage shed and derelict cut stone buildings positioned on the northern boundary. The yard is accessed via a private roadway which services the farm along this boundary.

The farm has road frontage to the both the M1 motorway and a secondary road the, L1085, with two entrances off same.

The top quality lands are laid out in about 14 divisions presently in a mix of tillage and grass with mature hedgerows to the boundaries.



Location

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Location

Location:

The farm is located just off the M1 Motorway, at junction 6, southwest of Balbriggan, Co. Dublin. The location is characterised by farmland and one-off housing. The lands further benefit from its close proximity to the Naul Village which offers an array of local shops and amenities, and is home to the cultural hub of the Seamus Ennis Heritage Centre with a vibrant selection of activities and entertainment, from concerts, music and craft workshops, exhibitions, cinema, theatre, comedy gigs and market fairs.

For the sporting enthusiast there is an abundance of clubs locally including Cluann Mhuire GAA Club in Naul village, St. Patricks GAA club in Stamullen village, O' Dwyers GAA club and Glebe North soccer Club in Balbriggan, Cricket and Rugby clubs in Balrothery, Hollywood Lakes Golf Club and Balbriggan Golf Club are also located close by.

Other local amenities include Ring Commons Sports Centre and the McNally Family Farm Shop.

There are a large number of primary schools nearby in Naul, Balscadden, Balrothery and further into Balbriggan town. Post primary schools are situated in Gormanstown and Balbriggan town.

The M1 motorway is a short drive away providing very easy to the city centre and Dublin Airport.

Additional Information:

- Well water on site.



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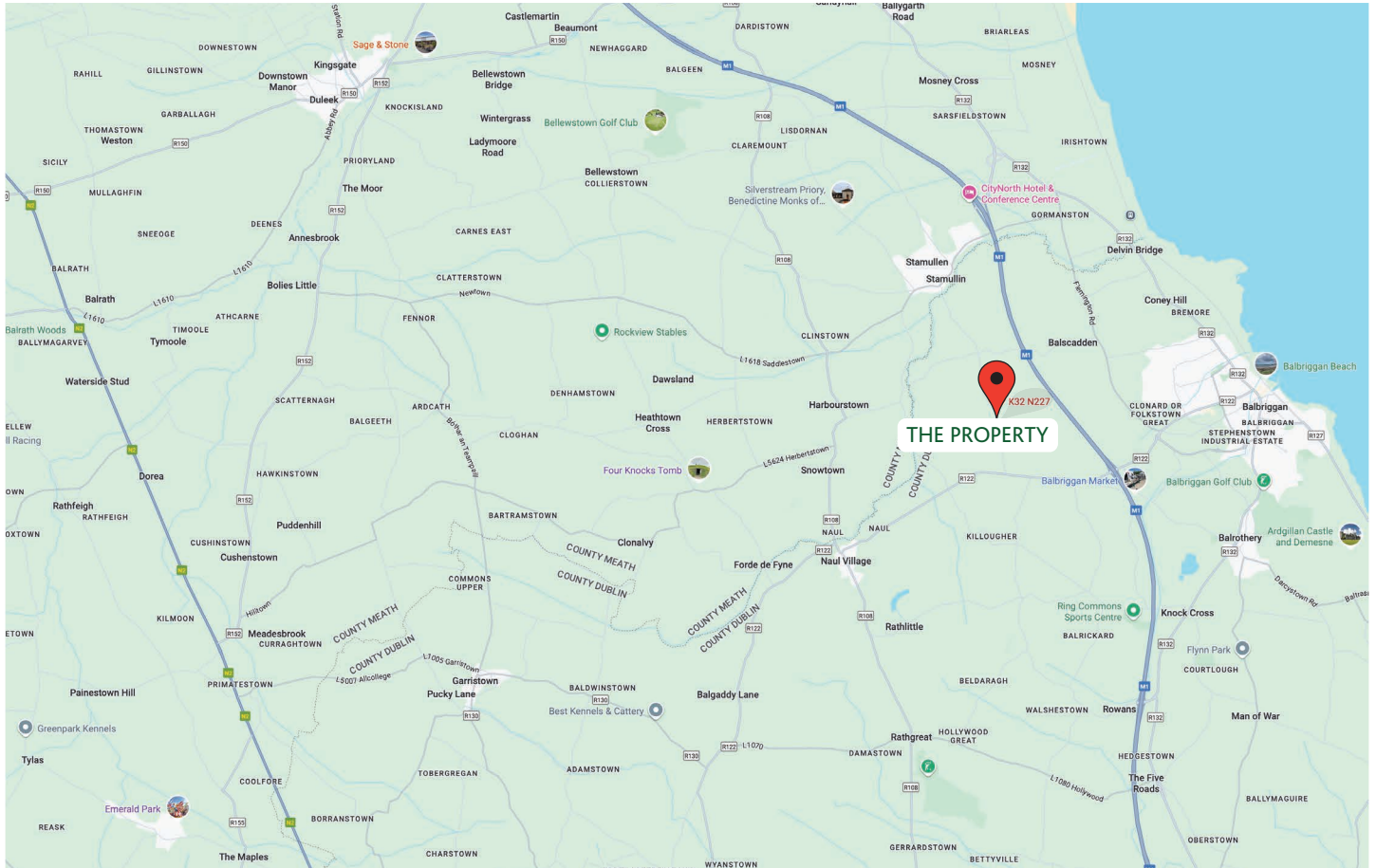
Location

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Directions

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Directions

Eircode: K32 N227

Viewing

By appointment only

Title

The property is contained in two folios,
DN146516F & DN3453



PSRA No.: 003764.

Contact information:

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