

BALLYBOGGAN, KINNEGAD, CO. MEATH, N91 N281

(Executor Sale)

Superb Residential Farm of c.74½ acre/30.19 Ha

For Sale by Private Treaty



John Coyne Estates are delighted to bring this Superb Residential Farm to the market, centrally located only 5km from Kinnegad in the beautiful countryside of county Meath. This is one of the finest farms to come to the market in recent times and is being offered for sale in one or more lots. The property boasts a well appointed 2 bedroom farmhouse that requires some attention but features a dual heating system, spacious living accommodation and newly tiled shower room. The property is being sold in Lots as follows: Lot 1 – Residence and Sheds on c.23.3 acres/9.43 HA at Ballyboggan, Kinnegad, Lot 2 - c.7.9 acres/3.20 HA also at Ballyboggan (Ballynakill), Lot 3 - c.43.37 acres/17.56 HA at Annagh, Clonard and Lot 4 – The Entire. We will also consider a combination of Lots 1 & 2 - Residence and Sheds on c.31.2 acres / 12.63 HA.

PRICE ON APPLICATION

Viewing by Appointment Only.

John Coyne Estates, Dublin Rd., Kinnegad, Co. Westmeath, N91 EE00

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John Coyne Estates Ltd., t/a John Coyne Estates registered office: Dublin Rd., Kinnegad, Co. Westmeath. Reg. No.: 628930
VAT No. IE 3551742CH | PSRA No. 003978 | Managing Director: John Coyne BSc (Hons), Assoc. SCSi, MIPAV

Property Description:

Lot 1:

House & Land at Ballyboggan (c.9.43 HA / 23.29 acres)

A well presented two storey farmhouse with a floor area in the region of 93 sq.m./1,000 sq.ft., with accommodation comprising of: kitchen, utility room, sitting room, 2 bedrooms and shower room. Heating is provided by way of a dual heating system, oil and solid fuel.

Accommodation:

Front Porch (1.58m x 0.98m) Tiled and newly painted.

Kitchen (4.12m x 3.38m) Stanley Super 80 cooker, tiled floor and newly painted.

Utility Room (1.86m x 1.85m) Fitted units and plumbed for appliances.

Sitting Room (4.43m x 4.18m) Laminate flooring and fireplace.

Shower Room (2.38m x 1.72m) Recently tiled wet room with w/c, whb and electric shower.

Bedroom 1 (4.11m x 3.22m) Double bedroom with timber flooring.

Bedroom 2 (4.65m x 4.33m) Double bedroom with timber flooring.

The sheds around the house include a three-bay hay-shed with lean-to and a number of smaller storage sheds. Cattle handling facilities are also available with a concrete yard and smaller cattle sheds.

The lands are of excellent quality with no waste and are well known to be of the finest quality for fattening beef cattle. They are accessed along a laneway from the public road and offers great potential for one or more residential sites – subject to necessary planning permission from Meath County Council.

Lot 2:

Lands at Ballynakill, Ballyboggan (c.3.20 HA / 7.90 acres)

Elevated free draining land with no waste in one neat division and coming with the benefit of frontage onto the Castlejordan road. Great potential for a residential site – subject to necessary planning permission from Meath County Council.

*Please note that we will consider a combination of **Lots 1 & 2** above, i.e. Residence on c.31.19 Acres / 12.63 Ha.*

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Lot 3:***Lands at Annagh, Clonard (c.17.56 HA / 43.37 acres)***

A large block of land in one neat division with no waste. This large land holding offers top quality fattening land and is well fenced. Access is gained via Annagh Boreen, just outside the village of Clonard.

Lot 4:

The Entire 74.5 acre / 30.19 Ha Residential Farm at Ballyboggan, Kinnegad and Annagh, Clonard, Co. Meath.

Directions from Clonard

For Lot 1 - Turn left at Paddy's Bar and after 2.5km turn left down Annagh Boreen. The land is located 1.75km down Annagh Boreen on your right hand side and designated by a sale board.

For Lots 2 & 3 – Rather than turning left down Annagh Boreen, stay on this road for a further 3km. At this point you will come to the Kinnegad – Edenderry road. Turn right here and after 1.2km, turn left for Castlejordan. Lot 1 is located down the first boreen to the left only 100m from the junction, and Lot 2 is located 250m past the entrance to the boreen for Lot 1. Both lots will be designated with for sale signs.

Viewing of all the Lots are by Appointment Only.

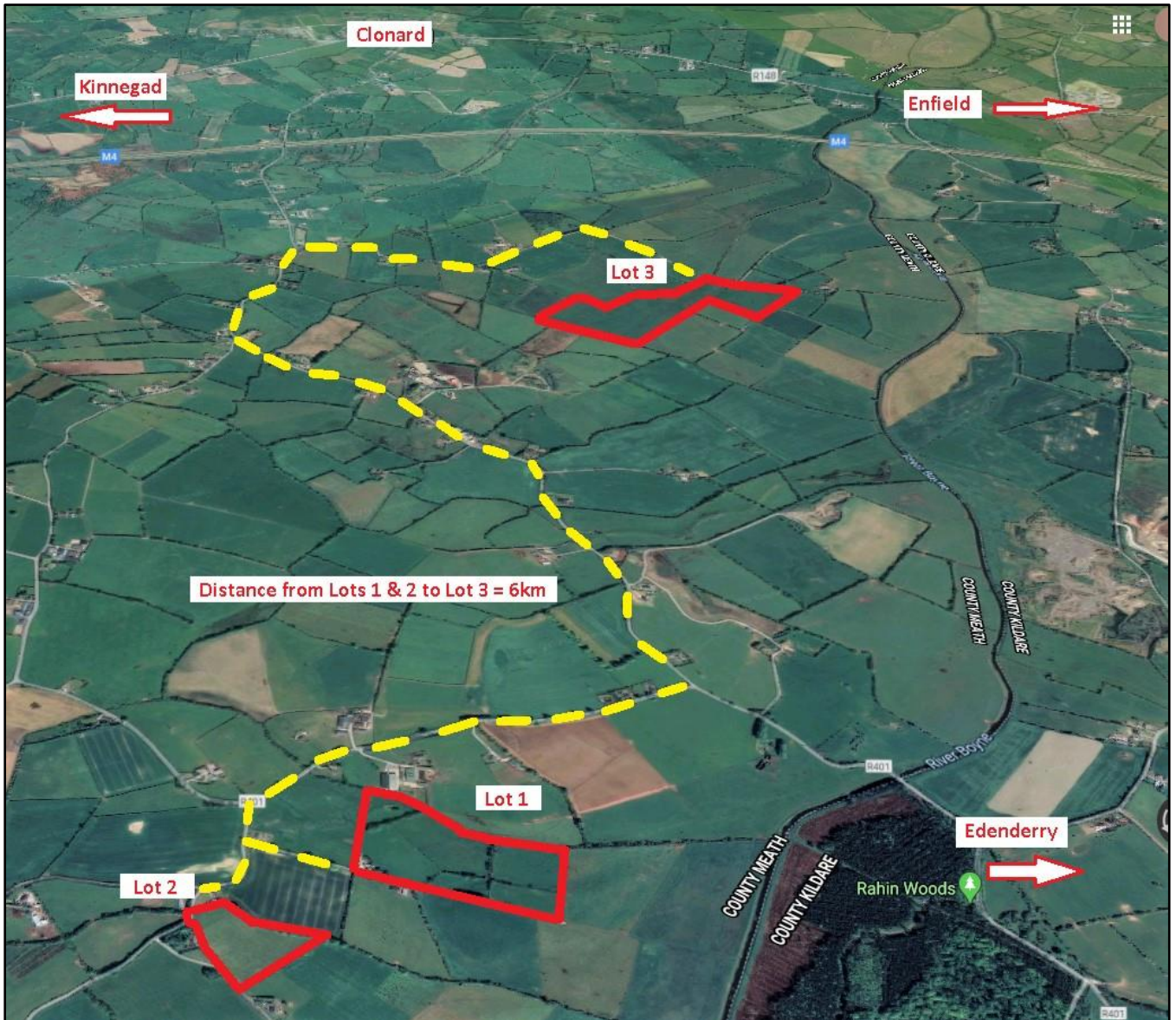
Please note: these particulars are not to be considered a formal offer. They are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, neither John Coyne Estates Limited, t/a John Coyne Estates nor the vendor accept any liability as to their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. No person in the employment of John Coyne Estates Limited, t/a John Coyne Estates has any authority to make or give any representation or warranty whatever in relation to this property.

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Location Map



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Lot 1



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Lot 2



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Lot 3



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