

Dunderry



Philpotstown, Dunderry, Navan, Co. Meath

130.00 acre(s)



▶ AUCTION - WEDNESDAY 21ST SEPTEMBER AT 3PM

130 ACRE NON RESIDENTIAL FARM

A magnificent Non Residential Farm of the Highest Quality, Superbly Maintained and Exceptionally well located. 3km M3 at Junction 9, 5km Navan, 6km Trim, In Dunderry Village.



Philpotstown, Dunderry, Navan, Co. Meath

This is amongst the finest farms to come to the market in County Meath for many years. The lands are in one block and front two roads for more than 1.8 kilometres with entrances to both, the particularly attractive tree lined hedgerows (Oak, Beech and Chestnut) are well fenced and are an indication of the quality of the lands within. Internally the farm is divided into four good divisions with one field extending to c. 65 acres making this a particularly efficient farm for modern machinery and minimizing any waste.

The lands can be described as of a deep clay type that is free draining but also very productive in dry conditions. The entire farm is under high quality pasture with some 87 acres having being recently reseeded and while it has not been ploughed for many decades it would be suitable for any agricultural purpose.

Other benefits include a good Farm roadway leading from the south of the farm to the farmyard which is located towards the centre of the block where a large hayshed, silage pits and good cattle handling facilities are located with some stone built slated barns in need of renovation that offer further potential.

This Farm has always been known as one of the best in the County of Meath and is an opportunity not to be missed for those who appreciate quality.

DIRECTIONS

Exit The M3 Motorway at Junction 9 signposted for Delvin N51. Proceed towards Athboy Delvin and take the first left. You will arrive at the farm at the next junction. The farm is clearly marked with the agents auction boards.

AUCTION DETAILS

The auction will take place on Wednesday 21st September at 3pm in our Auction Room and online. Pre registration for online bidding by 19th September.

SOLICITORS

Malone & Martin Solicitors, Market Street, Trim, Co. Meath.



Land Registry Compliant Map

Map 1

Map 1 joins with Map 2 at X-Y

Map prepared by B. McGovern
O.S. Sheet 2674-A-B-C&D
Churchtown Td & Philpotstown Td.
Co. Meath



Area of portion "A1" extending to thin red line
29.388 Hectares.
Portion "A1" is part of Plan 61 Folio MH 2173F and
part of Plan 53 Folio MH 310F.

Scale: 1/2500

Signed: *Brendan McGovern* (Cartographer)

Brendan Mc Govern S.C.S.I.

Dated: 24 July 2022

Phone: 046 9433199 Fax: 046 9433220

Email: johnsbrooksurveys@gmail.com

www.johnsbrooksurveys.ie

Baile an
Teampaill
Churchtown

"A1"

26.30

CENTRE
COORDINATES:
ITM 682182.763596

PUBLISHED:
22/07/2022

ORDER NO.:
50281599_1

MAP SERIES:
1:2,500
1:2,500
1:2,500
1:2,500

MAP SHEETS:
2574-A
2574-B
2574-C
2574-D

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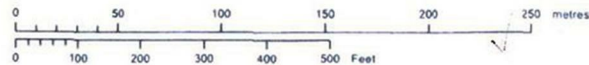
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LEGEND:

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search 'Large Scale Legend'

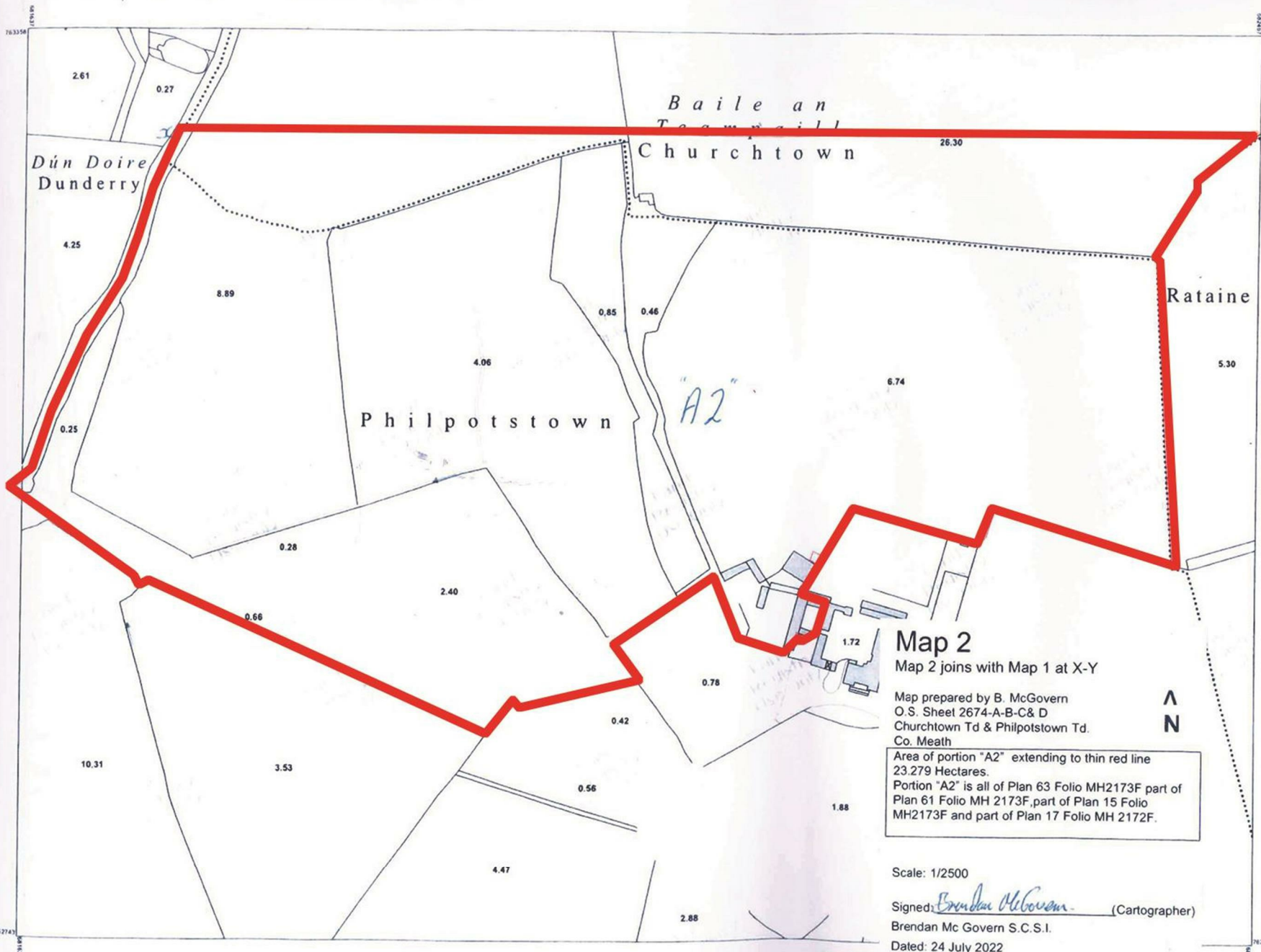


OUTPUT SCALE: 1:2,500

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The map objects are only accurate to the
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Output scale is not indicative of data capture scale.
Further information is available at
[http://www.osi.ie/search/Capture Resolution](http://www.osi.ie/search/Capture%20Resolution)



Land Registry Compliant Map



CENTRE
COORDINATES:
ITM 682052,763051

PUBLISHED:
22/07/2022

ORDER NO.:
50281599_2

MAP SERIES:
1:2,500
1:2,500

MAP SHEETS:
2574-C
2574-D

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LEGEND:

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Map 2

Map 2 joins with Map 1 at X-Y

Map prepared by B. McGovern
O.S. Sheet 2674-A-B-C&D
Churchtown Td & Philpotstown Td.
Co. Meath

Area of portion "A2" extending to thin red line
23.279 Hectares.
Portion "A2" is all of Plan 63 Folio MH2173F part of
Plan 61 Folio MH 2173F, part of Plan 15 Folio
MH2173F and part of Plan 17 Folio MH 2172F.

Scale: 1/2500

Signed: *Brendan McGovern* (Cartographer)

Brendan Mc Govern S.C.S.I.

Dated: 24 July 2022

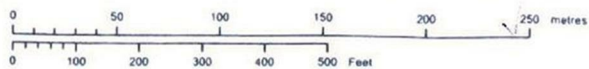
Phone: 046 9433199 Fax: 046 9433220

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www.johnsbrooksveys.ie

CAPTURE RESO
The map objects a
resolution at which
output scale is no
Further informatio
<http://www.osi.ie>

OUTPUT SCALE: 1:2,500





0469027666

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