





AUCTION - THURSDAY 26TH JUNE 2025 AT 3PM IN ROOM & ONLINE

58.94 ACRES (23.853 HA) IN LOTS

LOT 1: 39.116 ACRES (15.83 HA) LOT 2: 19.825 ACRES (8.023 HA)



Hartstown Clonmellon Co. Meath

This is a unique opportunity to acquire a high-quality farm located on the Meath/Westmeath border, just outside the village of Clonmellon. Extending to approximately 23.85 hectares (58.94 acres), the property is ideally positioned just off the L6822 Hartstown road, which links conveniently to the N52 between Delvin (11km) and Kells (13km).

The land itself is of exceptional quality free-draining, fertile, and well maintained making it suitable for a variety of uses. Currently, the northern section of the farm is under tillage showing the lands versatility and arable potential. The remainder is currently in pasture and is known for its ability to fatten livestock. The land is laid out in several divisions, all enclosed by mature hedgerows, and benefits from good fencing and access to a water supply.

A standout feature of the property is the farmyard, which includes a large four-bay double hay barn with lean-tos on both sides. This shed which stands on a solid concrete yard offers generous space for livestock housing and fodder or machinery storage. Additional functional outbuildings are also located within the farmyard.

LOCATION

Located in the heart of a prime farming region, the property is within easy reach of several towns and services. It lies just 11km from Delvin, 12km from Athboy, 13km from Kells, and 19km from Oldcastle. Dublin City is approximately 70km away. Importantly, the property also enjoys excellent road connectivity, with the N52 just 2km away, the R154 only 5km, and the M3 Motorway a just 11km from the property.

<https://maps.app.goo.gl/JSEfMrJZSbLxSrZM9>

AUCTION DETAILS

The auction will be held at our Navan Auction Room on Thursday 26th June at 3pm, and online. Pre-registration for online bidding is required by Wednesday 25th June.

SOLICITORS

Mr Matt Shaw, Kelly Caulfield Shaw, 1 Chapterhouse, Friars Mill Rd, Mullingar, Co. Westmeath.





0469027666

38 Watergate Street, Navan, Co. Meath, C15 PT8X
raymondpotterton.com

Follow us:

