

# **CLOWANSTOWN, TARA, CO. MEATH**

**Residential Farm on c. 13.07 Acres (5.29 Ha)**





# FOR SALE

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## Residence Farm on c. 5.29 Hectares (13.07 Acres)

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A rare opportunity to acquire a charming residential farm in the heart of County Meath's most sought-after location, Clowanstown, Tara. This property offers exceptional potential on approximately 13.07 acres (5.29 hectares) of prime agricultural land, all laid out in a single, well-defined division.

Set along the peaceful and scenic Branstown Lane, the quaint cottage residence enjoys a tranquil rural setting, yet is superbly connected. The cottage is ideal for those seeking a renovation project that could evolve into a truly special countryside home.

(This property may be eligible for the Derelict Property Grant, offering financial assistance to support renovation and restoration.)





## Land & Agricultural Features

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The surrounding lands are of exceptional quality, featuring free-draining, fertile clay-limestone soils, ideal for a variety of farming uses.

Currently in tillage, the land has been meticulously managed and is in top productive condition.

The holding benefits from approximately 200 metres of road frontage, offering further potential and ease of access.

## Features

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- Cottage with development potential
- 13.07 Acres in one division
- Prime tillage land with excellent road frontage
- Quiet rural setting with excellent commuter links
- Highly desirable Tara location
- Extensive frontage to 1 road and access to a second road

## Location Highlights

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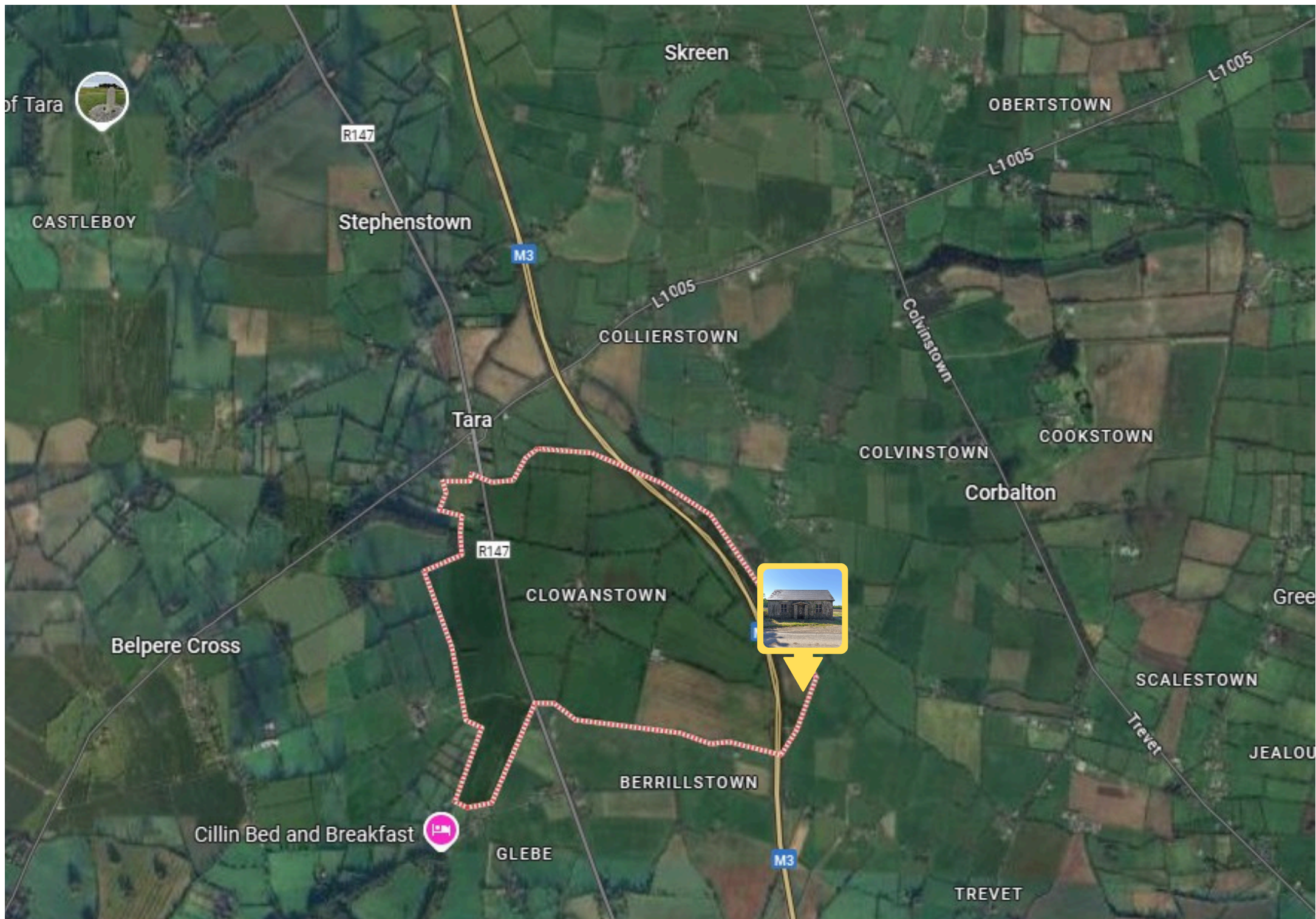
Clowanstown is perfectly positioned in one of Meath's premier residential areas. The property is a short drive from the M3 Motorway and R147 (Old Dublin Road), making it ideal for commuters.

4km Dunshaughlin, 10km Navan, 23km Dublin Airport & 30km Dublin City Centre.

Nearby amenities include Killeen Castle, championship golf courses, and the iconic Hill of Tara, steeped in Irish history and heritage.















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