

YELLOW ORCHARD
CORBALLIS, GARLOW CROSS,
NAVAN, CO. MEATH C15 A2F3

23.47 Acres (9.5 Ha)



Residential Farm extending to c. 23.47 Acres

Yellow Orchard is an outstanding residential farm located along the sought after Yellow Walls Lane just 8km southeast of Navan and 2.5km north of Junction 7 on the M3 motorway. Set amidst mature countryside, this beautifully maintained holding combines the charm of this county home with top class agricultural land and stunning views across to the Hill of Tara, one of Meath's most iconic historic landscapes.

The residence sits proudly behind luxury estate rail fencing with electric gates, approached by a stone driveway bordered by manicured lawns, mature trees, and well tended shrubbery. To the rear lies an excellent range of agricultural buildings including sheds, stables, and cattle handling facilities, all in good condition and with generous storage throughout. There is a double gated entrance onto the land offering easy access for machinery or contractors.

Internally the house is well laid out, with two spacious bedrooms, bathroom, guest wc, kitchen, living room, and a utility area to the rear. Recent improvements include a new roof and the installation of traditional style sash windows, enhancing the property's comfort and character. The dwelling is connected to mains water and serviced by oil-fired central heating and a septic tank.



Accommodation

Entrance Hall

2.55m x 1.78m

Living Room

5.00m x 3.80m

Kitchen

3.12m x 5.07m

Guest WC

4.76m x 1.49m

Utility Room

3.62m x 1.55m

Bedroom 1

3.83m x 4.32m

Bedroom 2

3.83m x 2.66m

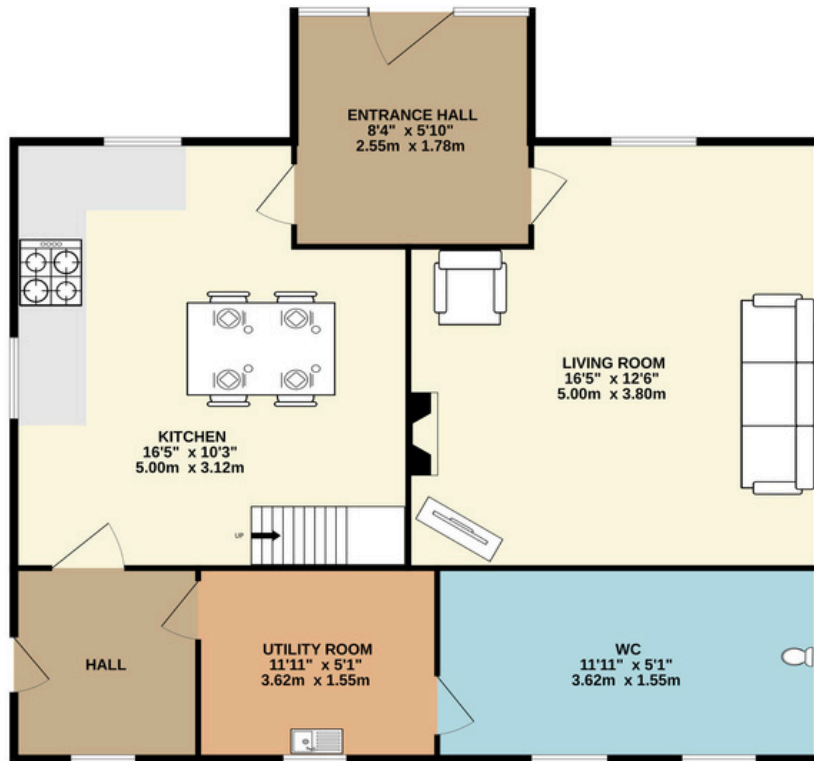
Bathroom

2.65m x 2.29m

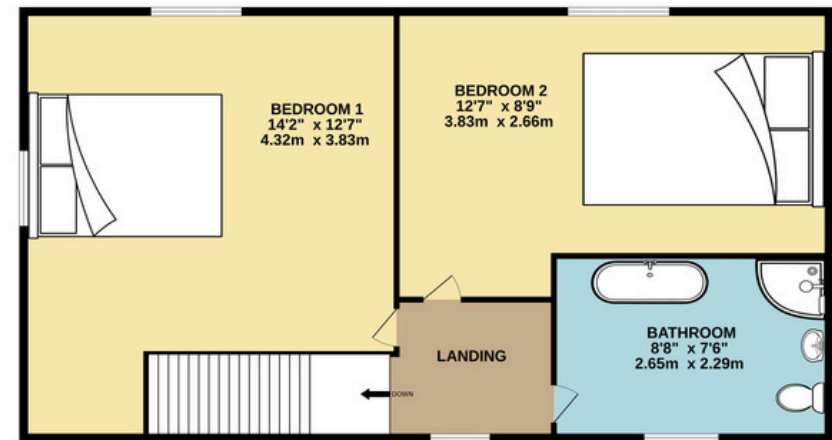




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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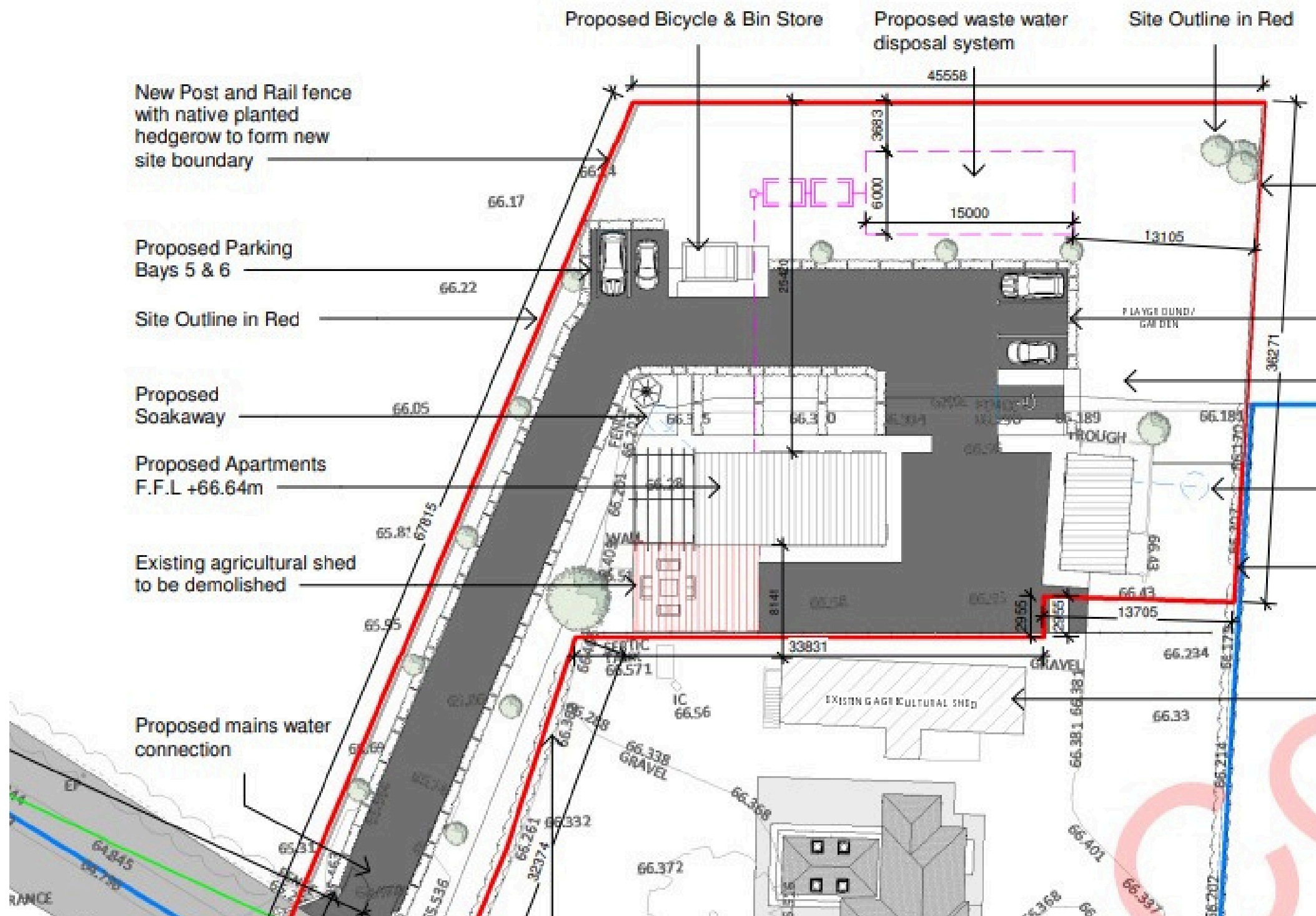


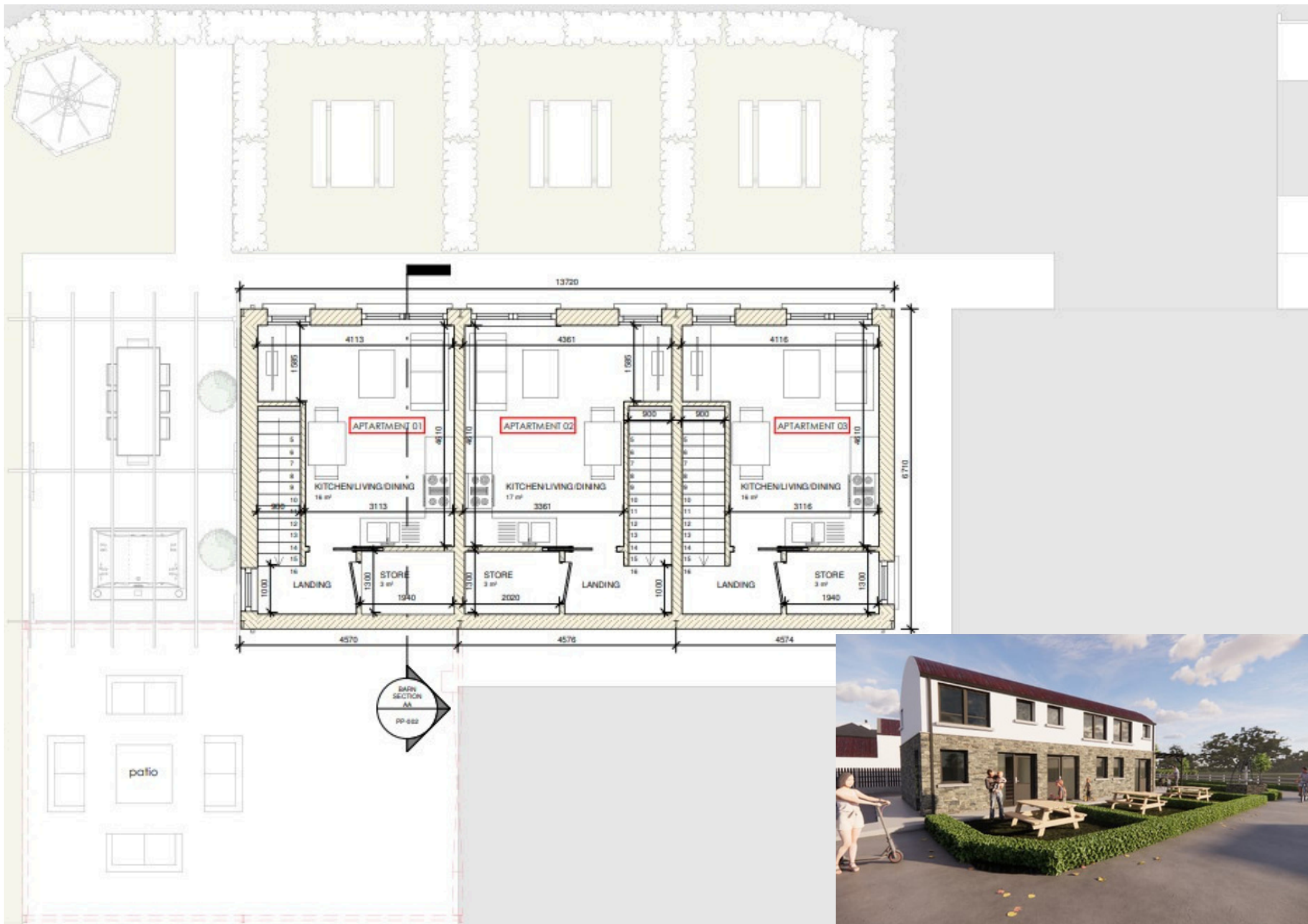
Planning Permission

This property benefits from two separate and highly valuable planning permissions granted by Meath County Council under references 23710 and 23956.

These provide for a complete renovation and extension of the main dwelling, including new single and two-storey additions, and also permit the partial demolition and conversion of the existing agricultural outbuildings into three one-bedroom tourist apartments. Ancillary works include a dedicated laundry room, bin and bicycle storage, six car parking spaces, a new wastewater treatment system, and an upgraded entrance.

The combination of residential expansion and tourism potential makes this a rare and exciting opportunity for both private and investment purchasers.





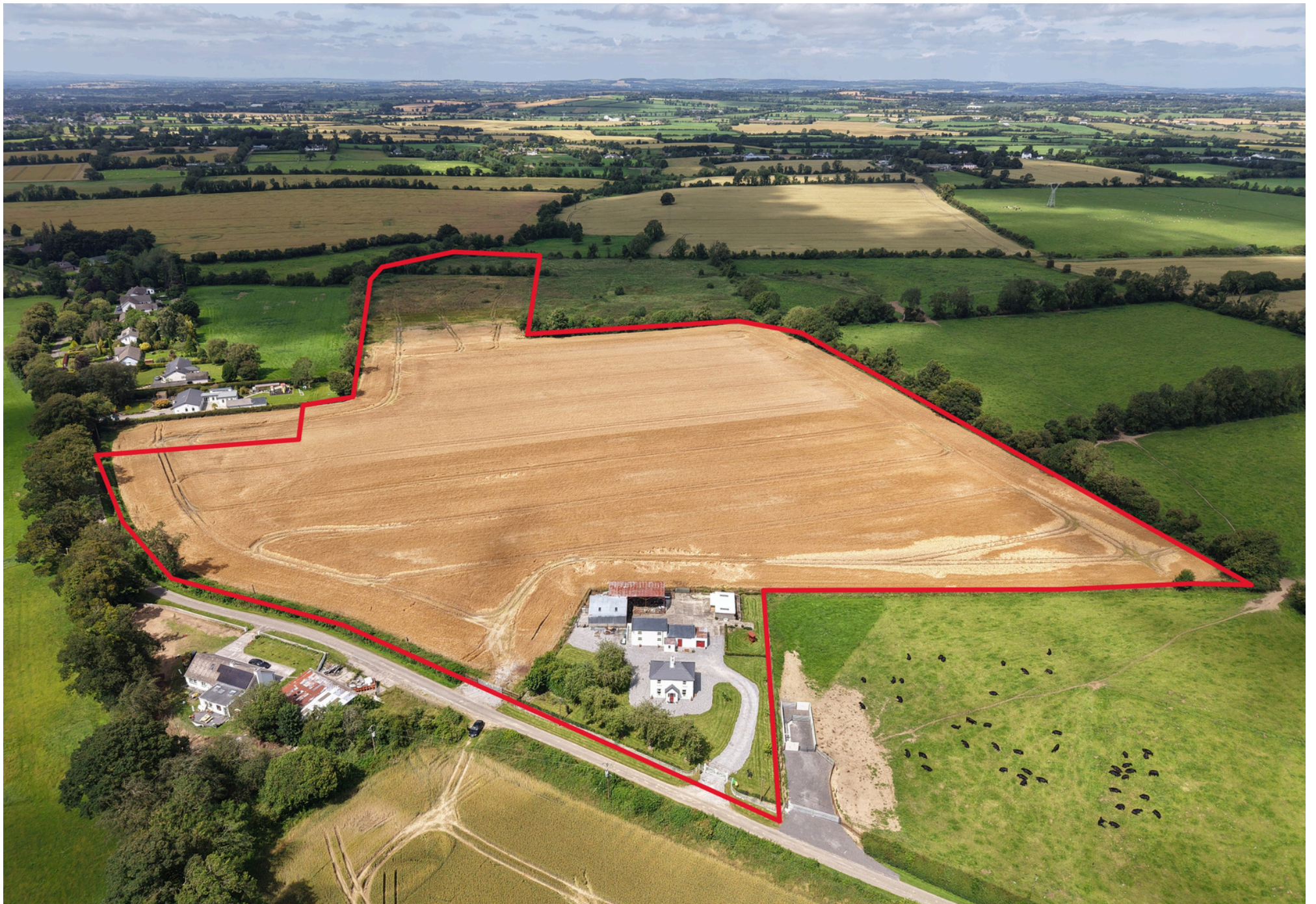


Land & Layout

The lands extend to approximately 23 acres and are of high quality and are laid out in one neat block with excellent road frontage.

The land is producing high yielding crops and suited to a wide range of agricultural uses.

Whether for active farming, hobby use, or future residential potential (subject to planning), this holding offers both scale and quality in equal measure.



Location

Yellow Orchard is ideally situated in one of Meath's most desirable rural locations. It enjoys excellent access to Dublin via the M3 motorway and is just minutes from Navan town. The Hill of Tara an iconic archaeological and cultural site lies a short distance to the south, the property enjoys beautiful views towards this historic landscape. The peaceful nature of Yellow Walls Lane, combined with its proximity to major road networks, makes this a rare offering for those seeking both convenience and country charm.

Key Features

- Residential farm on approx. 23 acres
- Planning permission for house extension and 3 tourist units
- Excellent tillage land with strong road frontage
- Sheds, stables and cattle handling facilities
- New roof and sash windows;
- Private gated entrance
- Scenic views towards the Hill of Tara



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