



FOR SALE

44.5 HA (110 ACRES)  
PRIORY'S LAND, DULEEK,  
COUNTY MEATH



- 44.5 HA (110 acres) of agricultural grazing land.
- Located on the southern side of the R152 close to Duleek Main Street and adjoining the town boundary.
- Duleek is approximately 18kms west of Navan, approximately 8kms east of Drogheda and approximately 45kms north of Dublin city centre via the M1.
- Extensive road frontage of approximately 0.6km.





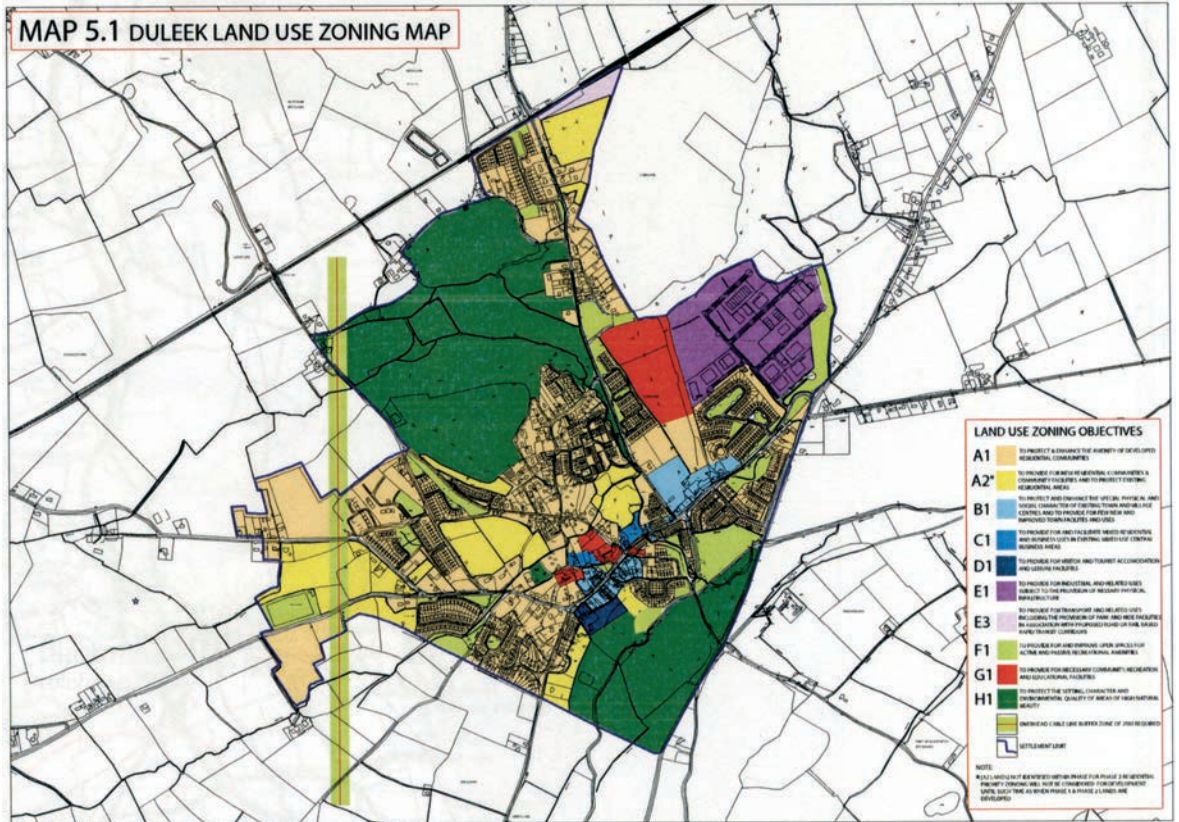
Meath Co. Co. Offices



Facing North



M1 Motorway



**LOCATION**

The property is situated on the southern side of the R152 Duleek to N2 road (just to the north of Ashbourne) which lies on the southern side of Duleek approximately 18kms east of Navan and approximately 45kms north of Dublin city centre. Duleek is a town with a population of 3,236 persons (2006 Census of Population) provides local retail services.

Duleek’s accessibility to both the N2 and M1 motorway lead to an increase in residential development during the 2000’s and Meath County Council has offices on the main street. There is an industrial estate on the Duleek to Drogheda Road which has a wide number of local and international businesses.

**DESCRIPTION**

The substantial landholding comprises approximately 44.5 hectares (110 acres) of agricultural land laid out in grazing use.

The land has extensive road frontage of approx. 0.6km and adjoins the Abbey Lands and Millrace residential developments. The river Nanny flows through the lands. There is number of agricultural entrances from the R152 with the lands also accessible from one main entrance between houses on the R152.

**TOWN PLANNING**

The lands are partially un-zoned and partially zoned “To protect the setting, character and environmental quality of areas of high natural beauty” within the 2009 – 2015 Duleek Local Area Plan.

**TITLE**

We understand the property is held under Freehold title.

**ASKING PRICE**

€945,000 open to offers.



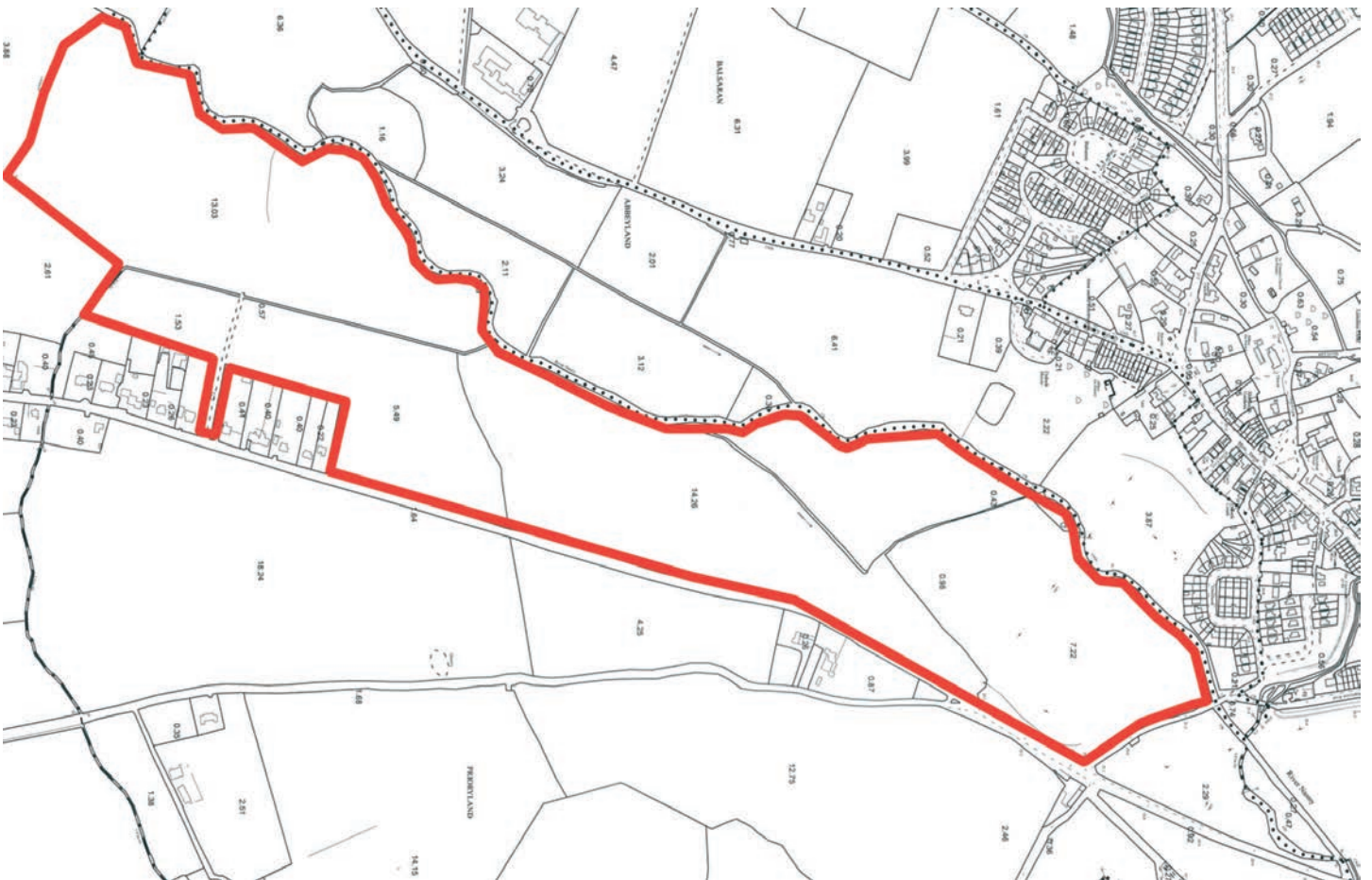
Duleek Aerial



Facing West



Duleek Main Street



**VIEWING / FURTHER INFORMATION**

For further information or to organise a viewing, please contact the joint agents:

**LISNEY**  
 24 St. Stephen's Green, Dublin 2  
 Phone No: 01 638 2700  
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**SMITH HARRINGTON AUCTIONEERS**  
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