

### LOCATION

The property is situated on the eastern side of the R155 Ratoath to Curragha Road linking to the N2, Dublin Derry Road. Ratoath is approximately 18kms northwest of Dublin city centre and is close to Ashbourne and the M2 motorway linking the M50. Curragha immediately to the north of the lands is a small rural village which has benefitted from the now well-known nearby Tayto Park Visitor Centre.

Ratoath is approx. 2km to the south and benefits from the accessibility to the Pace Railway Station close to Dunboyne linking to Dublin Docklands and the M3 motorway from Dublin to Kells is approximately 6.5kms to the south.

Ratoath has seen huge development over the past ten years with a new primary school (St. Paul's recently opened). The property offers excellent development potential for a private residence subject to planning permission on extensive grounds or the lands can be used for grazing horses and stables subject to planning permission.

### DESCRIPTION

The property comprises a rectangular shaped parcel of land located on the western side of the Ratoath to Curragha Road accessed off a cul-de-sac and it has frontage onto this access laneway. The property comprises approximately 3 hectares (7.4 acres) and includes yard and stone outbuildings.

### TOWN PLANNING

The lands are situated in an area that is un-zoned.

### TITLE

We understand the property is held under Freehold title.

### ASKING PRICE

€150,000 open to offers.

### CONTACT DETAILS

Lisney, 24 St. Stephen's Green, Dublin 2. Tel: 01 638 2700.

Contact: Mr. Cathal Daughton or Mr. Ross Shorten or

Smith Harrington Auctioneers,

8/9 Bridge Street, Navan, Co. Meath. Tel: 046 902 1113.

Contact: Mr. John Harrington or Mr. Frank Harrington.



Lisney and Smith Harrington for themselves and the Vendor/Lessor whose Agents they give notice that: 1. These particulars do not constitute any part of an offer or contract 2. All statements contained in these particulars as to this property are to be relied on as statements or representations of fact 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney and Smith Harrington nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Ref: CAF33000

LAND APPROXIMATELY 3 HECTARES (7.4 ACRES) AT  
SUTHERLAND, RATOATH,  
CO. MEATH



- Excellent small land holding, including yard and stone outbuildings of approximately 3 hectares (7.4 acres) on the Ratoath to Curragha Road, approximately 1km north of Ratoath village.
- Ratoath is approximately 3kms west of the N2, 26kms north of Dublin city centre, 17km from the M50 and 6.5km from the M3 motorway.
- The land comprises a rectangular shaped site with frontage to the access road.
- There is a small yard surrounded by three sides of cut stone outbuildings which are in need of complete redevelopment.
- Title: Freehold.

