



Lot 1A



Kells Town

Lot 1

Lot 3

Lot 2



▶ Auction - Wednesday 16th October at 3pm In Room and Online

Residential Farm on 77 Acres - In Lots


Lot 1a - Bungalow on c. 1.2 Acres


Lot 1: 26 Acres


Lot 2: 38.4 Acres

Lot 3: 11.65 Acres

Newrath Big Kells Co. Meath

 818.00 sq ft

 2 Bedrooms

 1 Bathrooms

Raymond Potterton Auctioneers are delighted to present this rare opportunity to buy a 77 Acre residential farm in Newrath Big, Kells, Co. Meath

THE RESIDENCE

Situated on a prime 1.2 acre site directly opposite the Spire of Lloyd, this c 76 m² bungalow enjoys particularly fine southerly views and offers plenty of potential for refurbishment/extension/replacement subject to necessary planning permissions.

The property has been insulated and drylined. Both first fix electrics and plumbing are in place. The property also benefits from double-glazed uPVC windows and composite doors.

Externally the property appears in good condition and having been vacant and in its current state for some years, it most likely will qualify for relevant grant schemes.

ACCOMMODATION

Hall - 1.2m x 5.7m

Living/Diningroom - 7.3m x 2.7m

Kitchen - 2.4m x 3.6m

Bedroom 1 - 4.8m x 2.7m

Bedroom 2 - 4.8m x 4m

Bathroom - 2.6m x 1.7m





THE LANDS

This prime excellent quality Meath land is situated 70km NW of Dublin being ideally situated on the outskirts of Kells town in close proximity to the N3/M3/N52 offering fast and easy access to commuter routes.

This superb parcel of land fronts the R163 (Oldcastle Road) and benefits from both residential and two agricultural road accesses.

Lot 1 is currently in a crop of maize while the remaining lands have been used most recently this season for oilseed rape and have been disked for over-wintering to ensure DAFM compliance.

The lands are neatly laid out in four fields which gently slope to the south.

AUCTION DETAILS

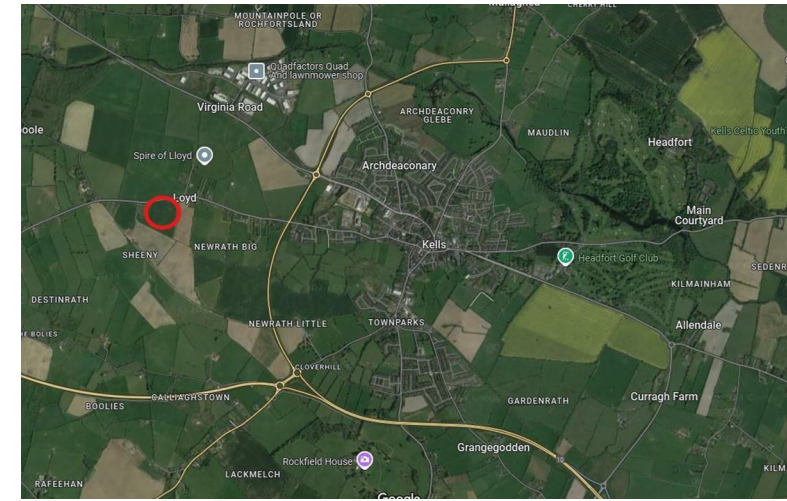
The Auction will be at our Navan Auction Room on Wednesday 16th October at 3pm and Online. Pre registration for online bidding by Tuesday 15th October.

SOLICITORS

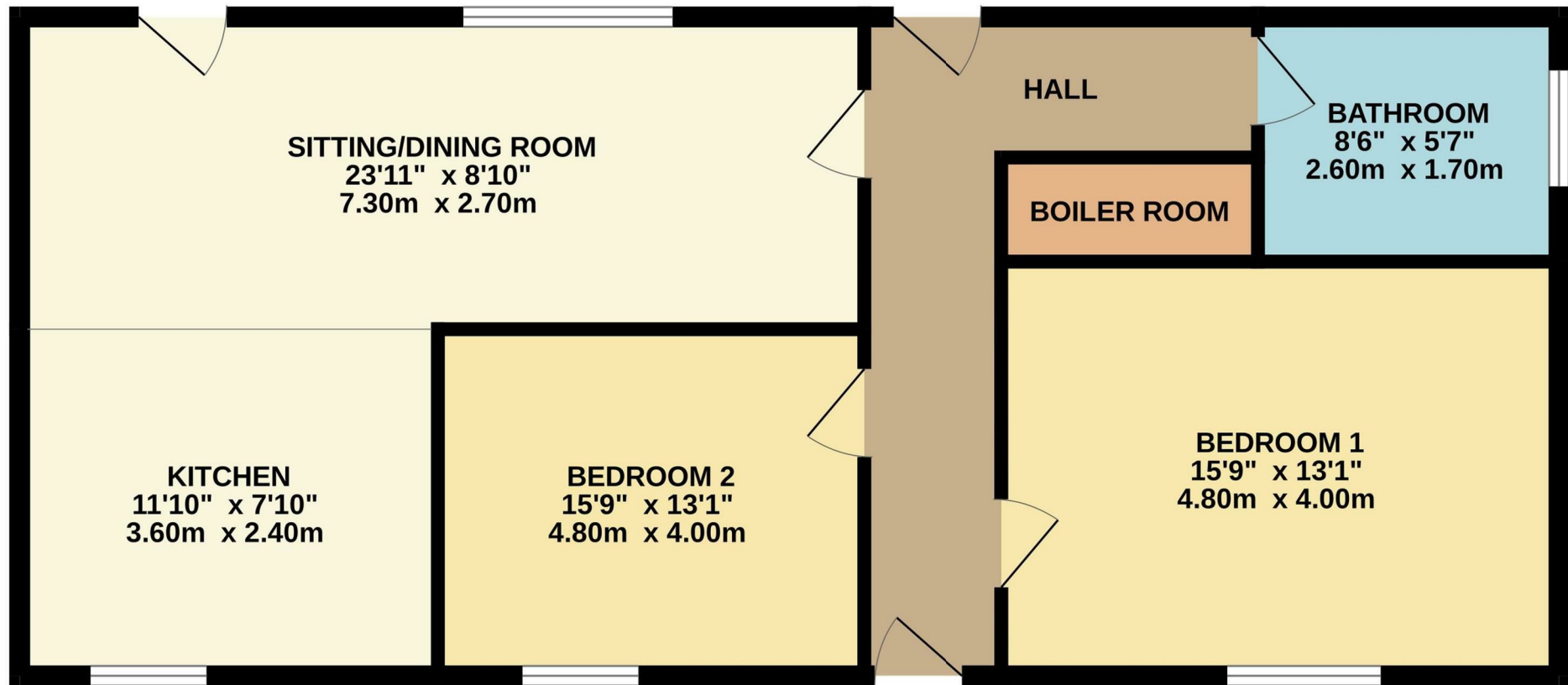
Timothy Smyth, 37 Watergate Street, Navan, Co. Meath

DIRECTIONS

A82 K0T9







TOTAL FLOOR AREA : 818sq.ft. (76.0 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.



0469027666

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

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