



Poultry Farm at Mylestown Killucan Co. Westmeath

70.00 acre(s)



Raymond Potterton Auctioneers are proud to present this exceptional, high-quality poultry farm extending to approximately 70 acres, located in Mylestown, Killucan, Co. Westmeath. This outstanding property offers a unique and lucrative investment opportunity.



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The farm boasts an impressive c. 900 meters of road frontage and is accessed through a gated entrance. A well-maintained gravel roadway, bordered by mature hedgerows, leads to a state-of-the-art free range egg production unit comprising three timber framed sheds accommodating 30,500 layers and a manure store.

The poultry houses are spacious, thoughtfully designed, and equipped with their own silos and solar panels, ensuring energy efficiency and sustainability. The largest house, situated on the northern end of the property, features an integrated manure store with a conveyor belt system directly connected to the building. There is also a yard area located behind this house. At any given time, the farm accommodates approximately 30,500 hens, designed for optimal efficiency for both livestock and staff operations.

The surrounding lands are of exceptional quality, laid out in neat, well-divided sections, and currently under permanent pasture. The property is well-fenced and lined with mature hedgerows, creating an attractive and functional agricultural setting.

PLANNING

Planning application details ref: 112049 Westmeath CoCo

Planning application details ref: 055321 Westmeath CoCo

LOCATION

Situated approximately 2 km north of Killucan, this farm enjoys an excellent location. It is conveniently close to Mullingar (16 km), Delvin (11 km), and Kinnegad (7 km), and benefits from easy access to major road networks including the N51, N52, N4, M4, and M6. Dublin is just 70 km to the east, making this property highly accessible.

ENTITLEMENTS

The subject lands are being sold without entitlements.



House 1 has capacity for 8,000 birds and house 2 has capacity for 6,500 birds. Both houses are flat deck sheds.

Equipment in both Houses 1 & 2 include:

- Staalkat egg packers
- Vangent nest boxes
- Timber slats
- Big dutchman chain feeders
- Impex nipple drinkers
- Mechanical feed weigher
- Agrologic ventilation systems
- 14 tonne meal bin

House 3 is a 16,000 bird multi-tier shed.

Equipment in House 3 Includes:

- a Big Dutchman natura nova twin system,
- colony 2 plus nest boxes
- plastic slats
- automated manure removal system
- manure drying system
- chain feeders
- nipple drinkers
- Staalkat egg packer
- Skov ventilation system
- Skov automated feed weighing system
- 30 tonne meal bin

The manure store is steel framed with concrete walls with a capacity for 550 cubic metres of manure. Manure from house 3 is deposited into the store via an elevator system,

ADDITIONAL FEATURES

- Top quality land with extensive road frontage
- Roadways and gated entrance
- Deep well water supply and shallow well for back-up
- CCTV camera system
- Egg vending machine at farm entrance for local egg sales
- Mobile home on site for worker accommodation
- 68KW solar PV system
- 120 KVA standby generator
- 38 KVA three phase power supply

AUCTION DETAILS

The Auction will take place on Thursday 27th March in our Auction Room and online. Pre registration for online bidding by Monday 26th March..

SOLICITORS

Ms Fiona Geraghty, Dillon Geraghty, Brews Hill, Navan, Co. Meath

DIRECTIONS

<https://maps.app.goo.gl/Es5oT1geVQVB32vNA>

From Killucan head out the Delvin road and take the first left after c.2km heading for the Raharney United pitch. The farm is situated before the pitch on the right and will be identifiable by our Raymond Potterton sign.

From Delvin head out the N52 and turn left for Killucan driving past St. Tolas National School. After c. 6km turn right for the Raharney United pitch. The farm is situated before the pitch on the right and will be identifiable by our Raymond Potterton sign.





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

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