

APPROXIMATELY 14.49 HECTARES (35.8 ACRES)  
HERBERTSTOWN, STAMULLEN, CO. MEATH



01-638 2700

- Approximately 14.49 hectares (35.8 acres) of land close to Stamullen Co. Meath.
- With Planning Permission for a replacement dwelling
- Substantial parcel of elevated agricultural land located on the western side of the R108 Naul to Stamullen Road approximately 2.5km west of Stamullen.
- Set out in grazing with extensive road frontage.
- Title Freehold.



## LOCATION

The subject property is located approximately 50 metres west of the junction between the R108 regional road serving the Naul Village and local road (L-5624) to Clonalvy, approximately 2.5km south west of Stamullen Village.

The property is located in the townland of Herbestown, and the immediate surrounding area is rural / agricultural in character, whilst a notable landmark, a turret dating from the early 19th Century, lies adjacent to the subject lands.

Stamullen has experienced significant growth in its local residential population over the past 15 years, primarily due to the close proximity of the M1 (Dublin – Belfast) motorway, which provides easy access to Dublin City Centre and its northern environs, whilst the Dublin Port tunnel and M1 / M50 interchange are located approximately 20km south of Stamullen.

Stamullen village provides a wide variety of local residential amenities including pubs, shops and schools along with St Patrick's GAA club. A further array of retail / service facilities are located in Balbriggan, approximately 5km east of Stamullen whilst Drogheda is located approximately 8km north of the village.

Further infrastructural facilities located close-by include Gormanston and Balbriggan train stations, which provide mainline rail services to Dublin, Drogheda and Dundalk.

## DESCRIPTION

We understand that the subject property extends to approximately 35.8 acres / 14.49 hectares. The subject lands occupy an elevated position overlooking north County Dublin, east Meath and south County Louth. The subject lands have the benefit of approximately 50 metres frontage onto a localised rural thoroughfare (L-5624) which provides access onto Clonalvy and also the Naul / Stamullen villages.

The subject lands also accommodate a derelict farmhouse which is subject to planning permission for replacement dwelling and new agri/storage buildings.

The subject lands are under grass with boundaries generally well defined by means of hedgerow and tree lined.

## TOWN PLANNING

We understand that Meath County Council granted an extension of Planning Permission (Reg ref. SA/121035) which shall expire on 13 January 2018, for planning permission for change of use of existing habitable dwelling to agricultural storage use, the

erection of two new agri/storage buildings, the construction of a new two storey replacement dwelling, alterations to existing vehicular entrance and access road, boundary walls and railings, landscaping, proprietary treatment plant and percolation area, ancillary site service and site development works.

We understand that the portion of the subject site which relates to this planning permission extends to 1.81 acres (0.73 hectares).

## TITLE

Freehold.

## DIRECTIONS

Heading north from Dublin City along the M1 take the slip road for The Naul at junction 6. Continue westwards along the R122 to The Naul. On entering The Naul turn right on the main street on to the R108 and continue northwards for approx. 2km and then turn left on to the L-5624 Clonalvy Road and continue westwards for approx. 150m and the subject property is on the right hand side.

## ASKING PRICE

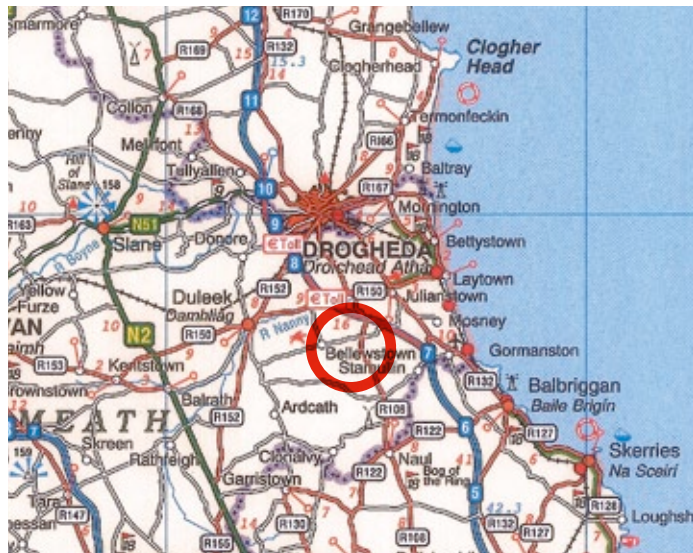
On application.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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