



A magnificent tillage farm in a prime location

Primrose Park, Greenogue, Kilsallaghan, Co. Meath, K67 HV12





Primrose Park

Distances

Ashbourne 5 km, Ratoath 8 km, Swords 10 km, M50 12 km,
Dublin City 16 km, Dublin Airport 13.5 km
(all distances approximate)

House

Hallway, 3 reception rooms, kitchen, utility, 3 bathrooms
and 4 bedrooms

Outbuildings

General purpose storage sheds and hay shed

Land

About 152 acres of ring-fenced top-quality arable lands

For Sale in 2 lots or as a whole by
Public Auction

on Thursday 23 June 2022 at 3pm
at

Roganstown Hotel & Country Club
Swords, Co. Dublin K67 P2E4
(Unless previously sold)

Lots

Lot 1 – Primrose Park Farmhouse
About 1 hectare / 2.5 acres

Lot 2 – Primrose Park Farmland
About 60.5 hectares / 149.5 acres

Lot 3 – The Entire on about 61.5 hectares / 152 acres





Introduction

Extending to about 152 acres / 61.5 hectares in total, Primrose Park is a top-quality residential farm in one of the most sought-after locations on the border of North County Dublin and County Meath.

The agricultural element of the property comprises some of the best tillage land in Ireland and is suitable for all agricultural enterprises. There is also a good complement of multi-functional outbuildings, formerly used for storing and packaging various vegetable crops, to the rear of the house.

The house was constructed in the early 1970's and comes to the market in good condition. A fine family home, it has 4 bedrooms, 3 reception rooms and an adjoining garage.

Situation

Primrose Park has a peaceful and rural setting, located along the Dublin/Meath border, between Swords and Ashbourne.

County Dublin or Fingal, as the northern portion of the county is better known, is home to the thriving town of Swords, where the castle has been recently restored to its former glory. Dublin Airport is only 15 km distant. There are also excellent shopping facilities close by including The Pavillion Shopping Centre, one of the largest shopping hubs in County Dublin.

The property benefits from excellent transportation links, including the M1, M2 and M50 motorways as well as being about 15 km from the northern entrance to the Port Tunnel, giving direct access to Dublin City, the IFSC as well as Dublin Port, which offers regular sailings to the UK and Europe.

Counties Meath and Fingal have a proud sporting history and offer a wide variety of quality sporting and recreational activities. Racing enthusiasts are well catered for with Navan, Fairyhouse, Bellewstown and Laytown Racecourses nearby, as well as bloodstock auctioneers Tattersalls. There is plenty of choice for the golf enthusiast including several courses around Swords, Ashbourne and Portmarnock.

A selection of primary and secondary schools are available locally at Ashbourne, Rolestown and Swords. In addition, there is a variety of exceptional secondary schools including Castleknock College, Mount Sackville, and more in Ashbourne, Swords and in Navan.

The Offering

The farm is available for sale as a whole or in lots as follows:

Lot	Lot name	Hectares / Acres
1	Primrose Park Farmhouse	1 hectare / 2.5 acres
2	Primrose Park Farmland	60.5 hectares / 149.5 acres
3	Entire	61.5 hectares / 152 acres

Lot 1 - Primrose Park Farmhouse on 1 hectare / 2.5 acres

House

This is a well laid out family house in an elevated position with great views over the surrounding countryside. Built in 1971, the property benefits from a welcoming hallway, kitchen, living room, sitting room, dining room, utility area, shower room. Upstairs there are 4 bedrooms including a master bedroom suite and a family bathroom.

There is a useful garage to the side of the house. To the rear of the garage, there are two attached storerooms with their own access.

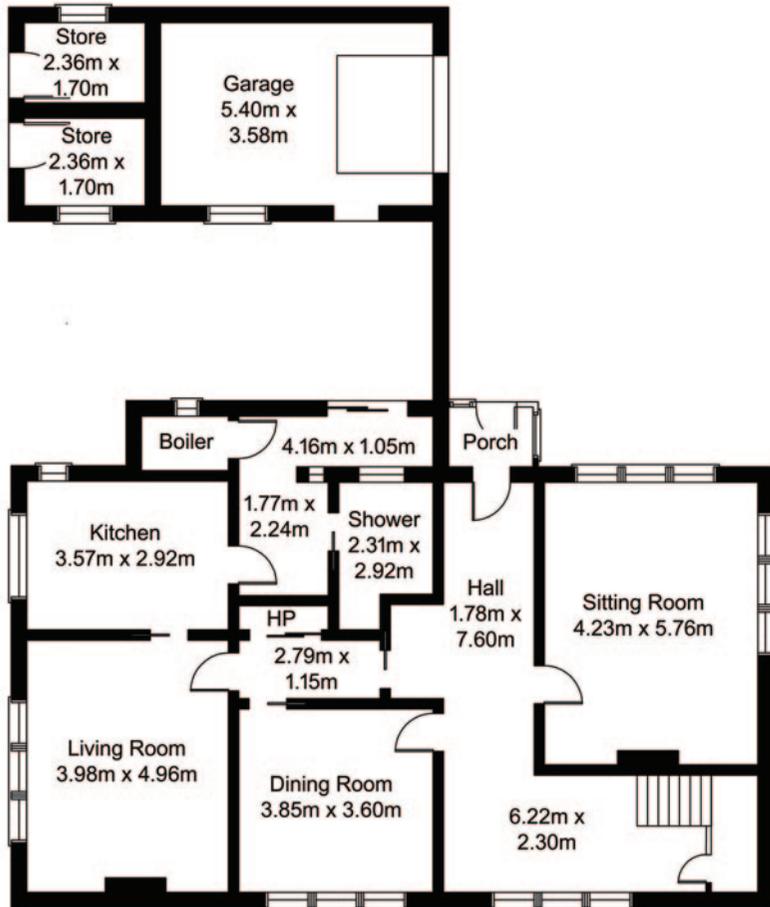
Outbuildings

There is a range of useful outbuildings to the rear of the house including a large, enclosed shed, a traditional lofted shed and a sizable 5-bay hay barn with lean-to on either side. These outbuildings can be accessed directly from the house and the farmland and are in good order.

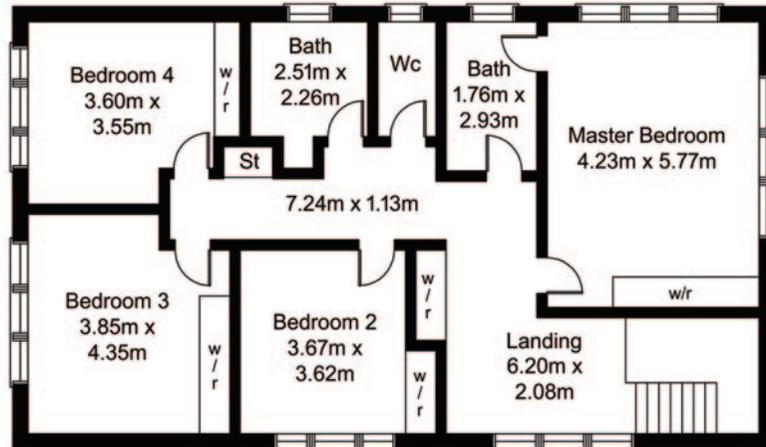
PRIMROSE PARK - HOUSE

Gross Internal Area

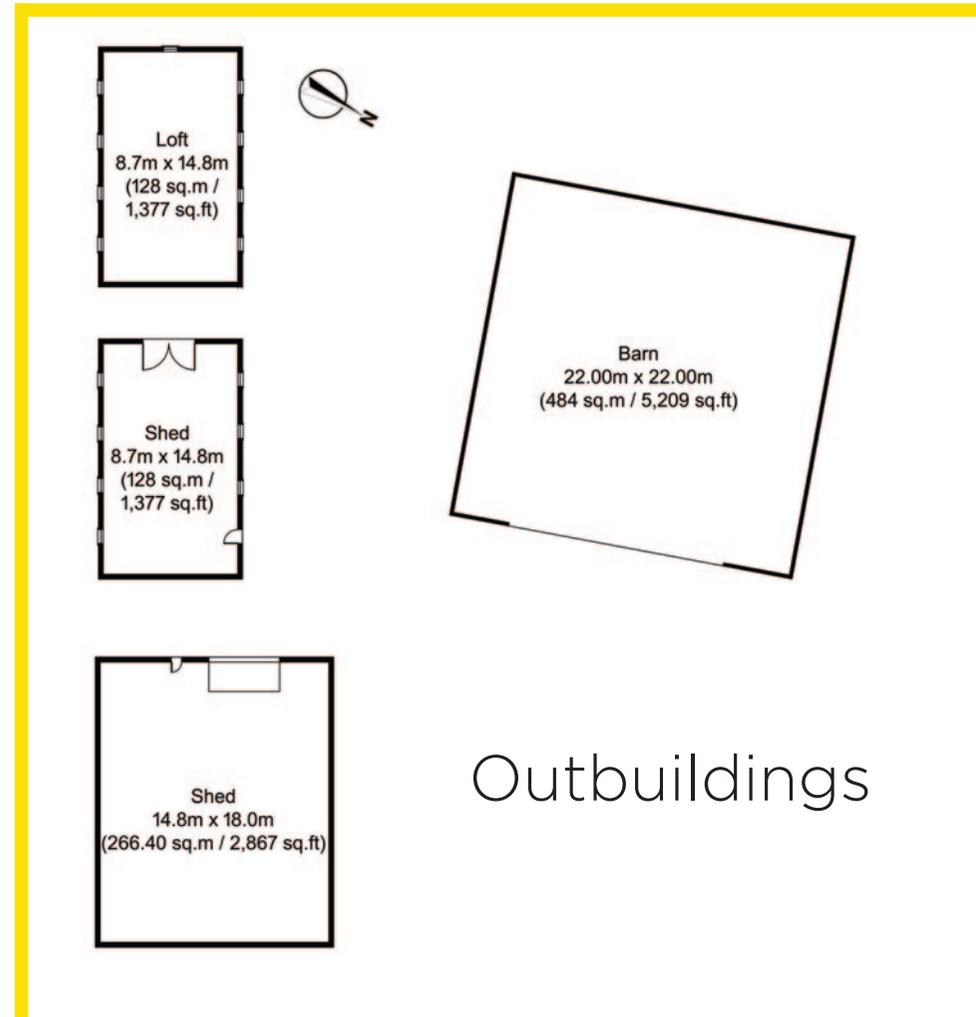
240 sq.m / 2,583 sq.ft.



Ground Floor



First Floor



Outbuildings



Lot 2 – Primrose Park Farmland extending to about 60.5 hectares / 149.5 acres

Farmland

The land at Primrose Park is exceptional and is bounded in several fields by a river which forms the county boundary in places.

It lies within a well-drained, ring-fenced block and includes productive and versatile ground, currently growing cereal crops. This Fingal/Meath land is among some of the finest in the country and has been carefully maintained by the vendor's family for decades and more recently has been let on a conacre basis.

The land is laid out in 10 fields of a good size and shape for modern agriculture and are enclosed by a mature hedgerow. Importantly, there are several access points to the land and good frontage onto the R125, the side road adjacent and a third access point off the R130.

Lot 3 – Primrose Park Farm extending to about 61.5 hectares / 152 acres

The Entire

We are also offering the entire holding for sale inclusive of Lot 1 and Lot 2.



GENERAL REMARKS

Viewing

Strictly by appointment with Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Eircode

The Eircode is K67 HV12

Solicitors with Carriage of Sale

Hennessy Perrozzi Solicitors (Contact - Omar Perrozzi)
Town Centre Mall
Swords, Co Dublin K67 PC83
+ 353 (0) 1 8901 888
omar@hpsol.ie

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services

Oil-fired central heating, private water supply and mains water connection, mains electricity supply and private drainage.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession, subject to the Conacre Agreement.

Entitlements to the Basic Payment Scheme

For the avoidance of doubt, there are no Entitlements to the Basic Payment Scheme included in the sale.

STIPULATIONS

Wayleaves and Rights of Access

The farmland and property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken and brochure prepared in April and May 2022.



Map Prepared by
B.Mc Govern
Greenoge Td.
 Centre point co-ords:
 E=710107
 N=749607

Area of Lot 1 = 1036
 Hectares.
 Area of Lot 2 = 60.499
 Hectares.
 Lot 3 The Entire
 61.535 Hectares

Pipe wayleave shown as
 solid blue line marked X-Y
 over Lot 2 in favour of
 Lot 1.



Title:
Primrose Park

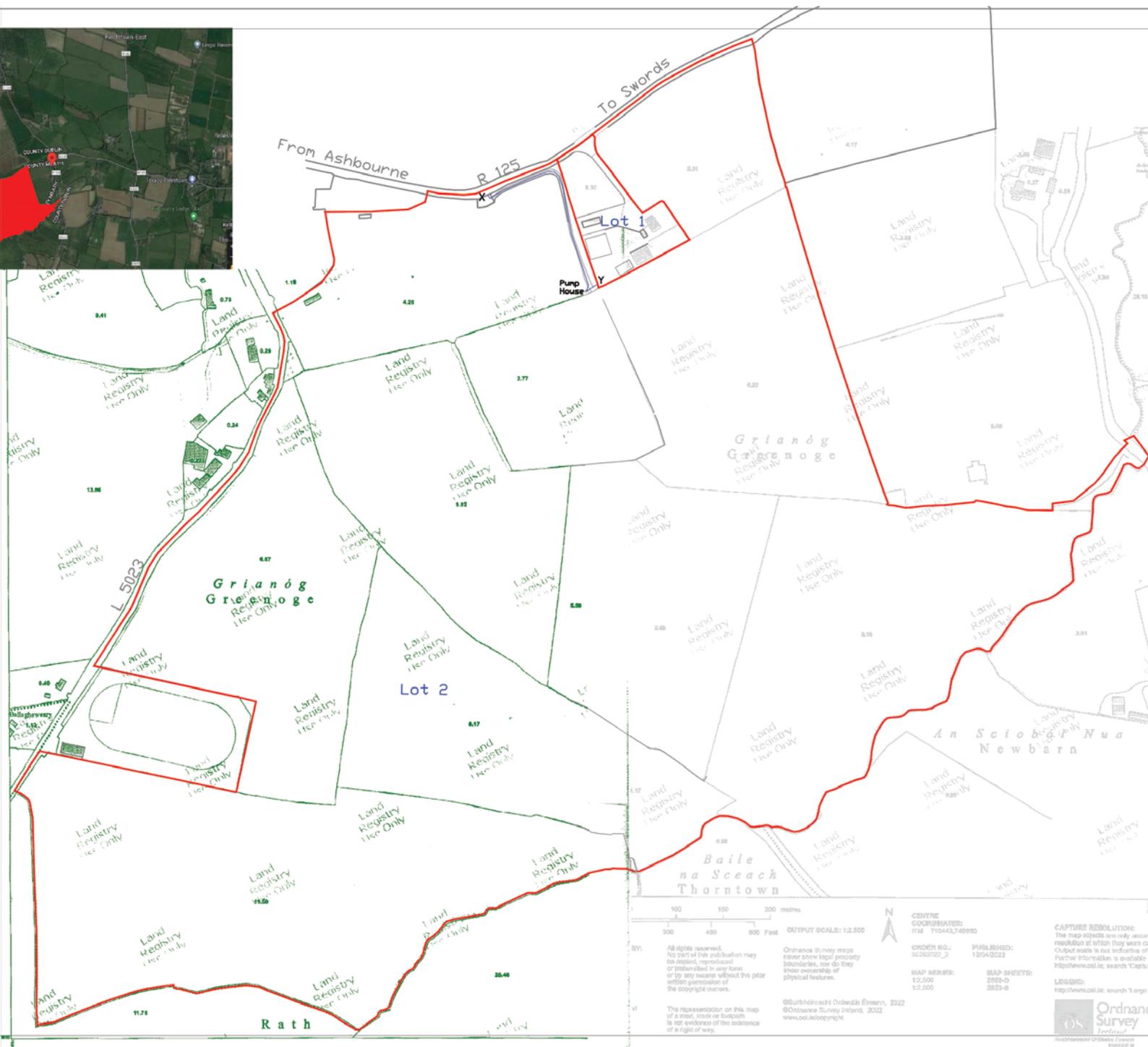
Scale: NTS
 Date: 06/05/22
 Prepared By:
 BMG

Johnsbrook Surveys Limited

Land Surveying Company incorporating
 Project Design & Planning Consultancy
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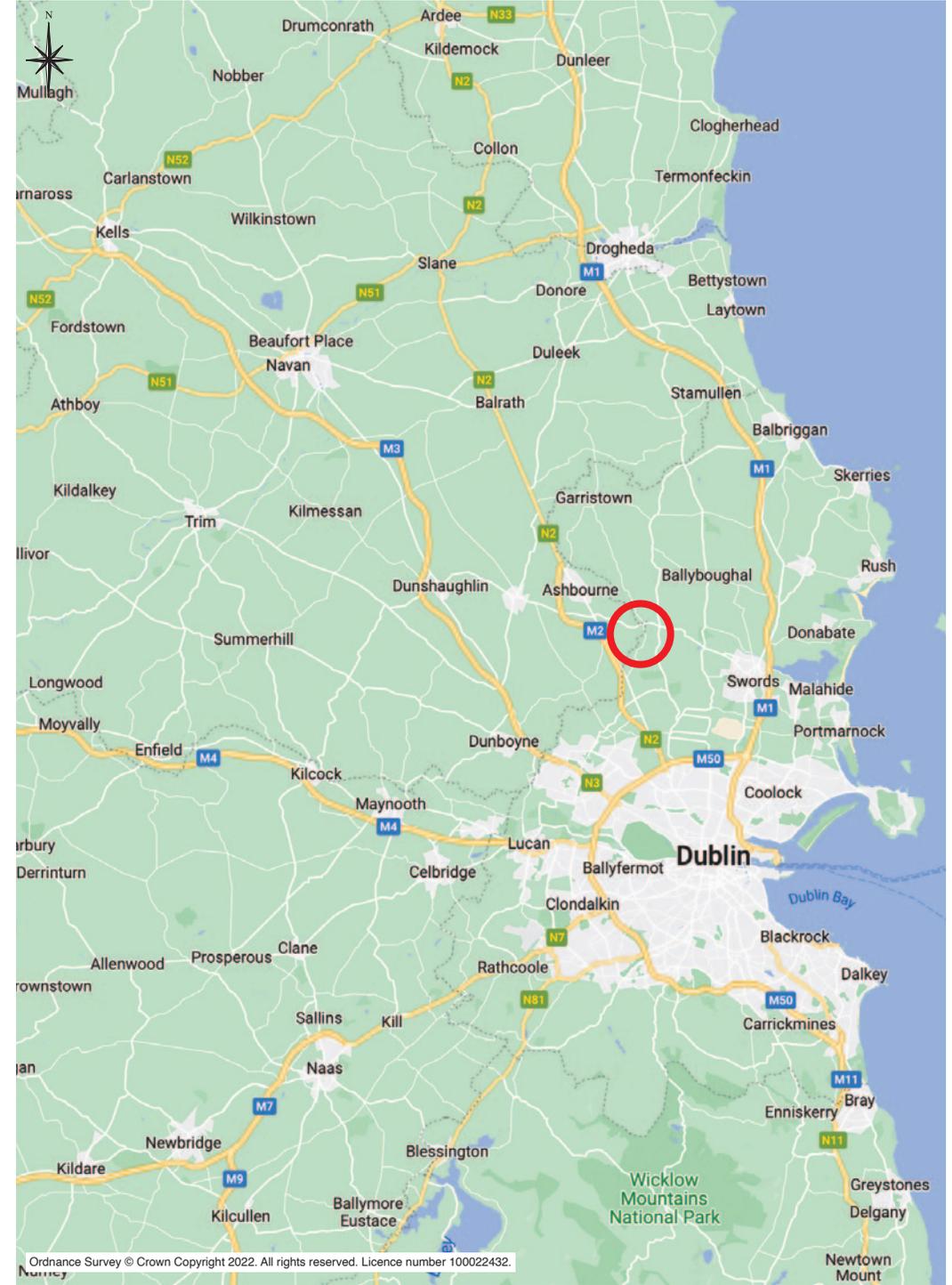
Scale: 1:2,500
 0 100 200 metres
 0 100 200 Feet

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 LEGEND: <http://www.ordnancesurvey.ie>, search 'Large Scale'





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