



## Cottage and c.9 acres, Rathbeggan Lane, Dunshaughlin, Co. Meath

- Superb opportunity to develop a family home in a prime location (STPP)
- Attractive Cottage in need of full renovation
- Superb private setting just off the R147 and M3 motorway
- Lands of prime quality free draining variety all in grass

Cottage and  
c.9 acres

Guide Price :  
**POA**

Public Auction on  
Wednesday the 26th  
August on the  
Subject Property at 3  
pm

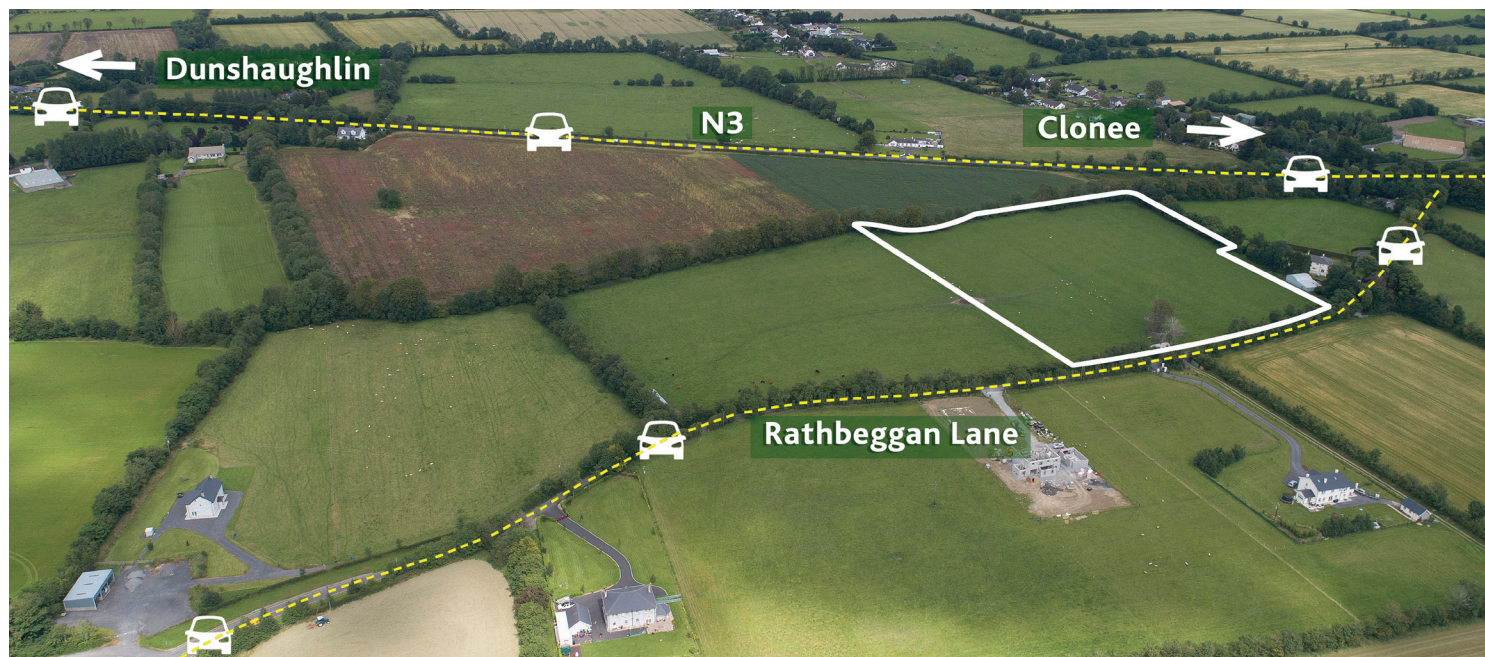


## LOCATION:

Located on Rathbeggan Lane just off the R147(Old N3) Dunboyne to Dunshaughlin road close to the towns of Dunsghaughlin, Ratoath and Dunboyne. Rathbeggan Lane is located just 4 km from Dunshaughlin and is just 5 minute drive to Pace Railway station with a regular commuter service to Dublin Docklands and just off Junction 5 of the M3 motorway. It is adjacent to a range of national and secondary schools and services and is well serviced with local sporting amenities including Fairyhouse racecourse, Killeen Castle, Carton House and Black Bush Golf Clubs.







## Zoning:

- The lands are un-zoned in the current Meath Development Plan

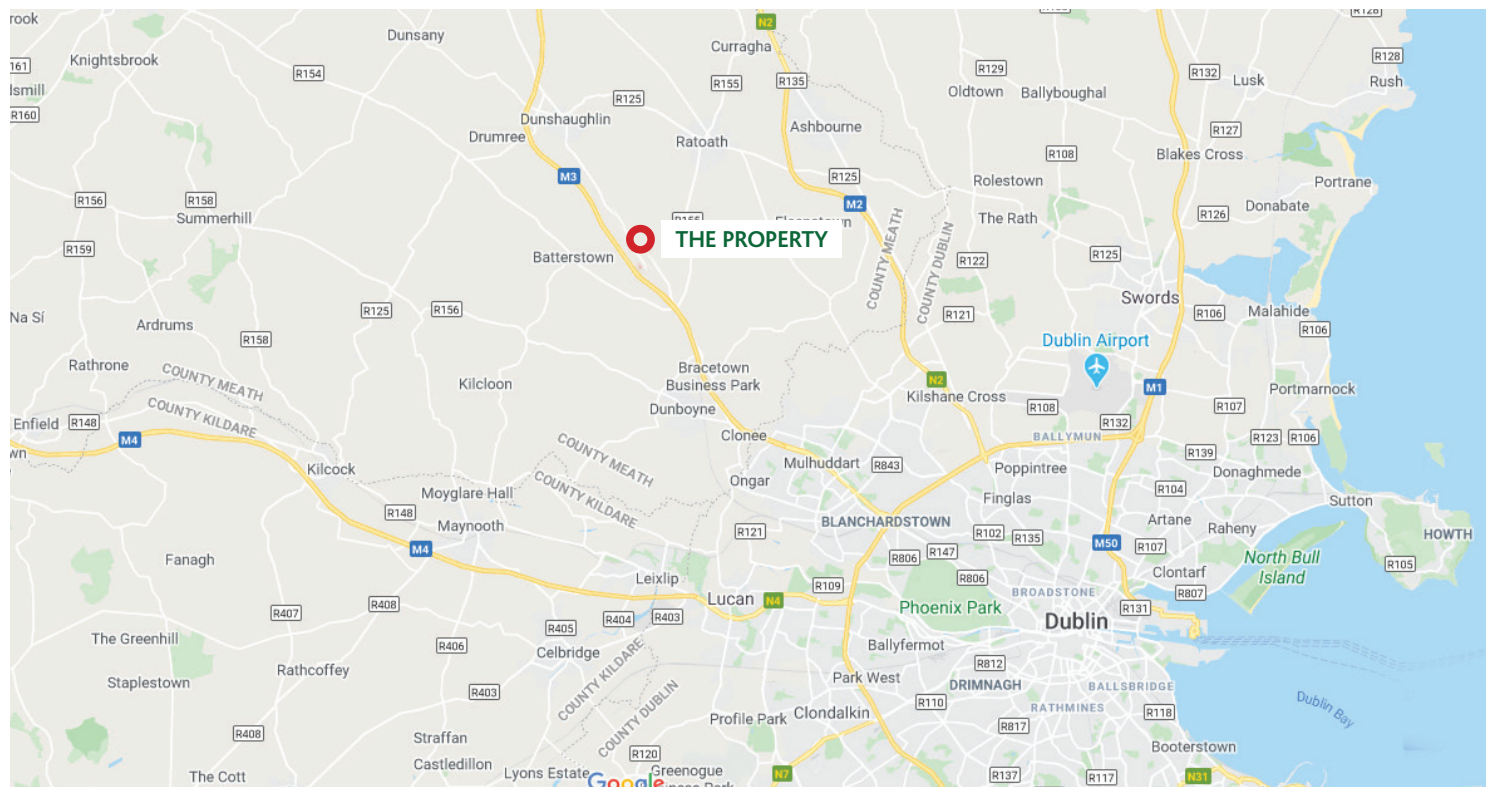
## Additional Information:

- Super Opportunity to develop a fine residential holding (STPP)
- The cottage provides an opportunity for a refurbishment/extension (STPP)
- Lands are situated on an attractive cul de sac and provide for a very attractive setting with an easy commute to the capital via road, train or bus.



# Directions

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## Directions:

From Dublin take the M3 and take exit at junction 5. Proceed towards Dunshaughlin passing Avoca and Kilsaran concrete. Continue straight at Fairyhouse road roundabout for 2 km and Rathbeggan Lane is on left hand side. Take turn down lane and property is on right hand side identified by for auction signs.

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PROPERTY

Contact Information:  
Philip Byrne  
016286128  
philipb@coonan.com

## Viewing:

By appointment at any convenient time

## Solicitors:

Mr. Declan Brooks, Shanley & Co. Sols,  
Academy Street, Navan, Co. Meath  
T: 046-9093200

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