

# FOR SALE

By Private Treaty  
Dunboyne, Co. Meath

## Development Site with FPP for 4no. Large Family Homes



0.79 Hectares / 1.95 Acres

Zoned A2 - Residential Communities - Meath County Council



- Large site located in an exclusive historical location
- Walled garden setting
- Full planning permission for 4no. large detached family homes
- Site zoned A2 - Residential communities
- Close proximity to Dunboyne Castle grounds and castle amenities
- Excellent road frontage and access to Dunboyne Village and excellent access to regional, national and motorway road networks, all of which are in close proximity to the subject site
- Village location offering local convenience stores, restaurants, bars, primary and post primary schools

## WK NOWLAN

REAL ESTATE ADVISORS

Development | Construction | Investment | Valuation | Transactions

[www.wkn.ie/walledgarden](http://www.wkn.ie/walledgarden)

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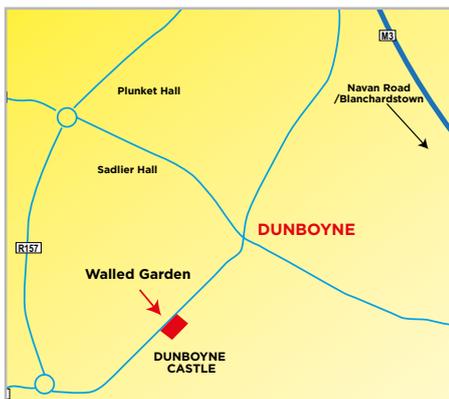
## Site Description

The Site, more fondly known as the 'Walled Garden' consists of two parcels of land, rectangular, joined at the furthest north-eastern corner. The Site is predominately level and is overgrown, offering limited shrubbery from its historical past. High quality detached residences abut the Site to the northeast and southwest, with the Maynooth Road to the west and The Heath, Dunboyne Castle to the east. For the most part, the wall, surrounding the Walled Garden is intact. Some small portions of the wall over time have been removed or succumbed to age and have fallen.



## History

The Walled Garden formed part of the original grounds to Dunboyne Castle Estate. It is reported that Dunboyne Castle dates back to at least the 15th Century. The oldest structure dates from two different periods, the front being a later addition added in 1768 by a Mr James Butler. Unfortunately, Mr Butler died in 1800 and did not have a surviving heir. Before his death, Dunboyne Castle was leased to a Mr James Hamilton, who fathered 36 children. Following a lengthy legal dispute over Mr Butler's estate, Dunboyne Castle was passed to the Mangan family in the 1890's. Following further lettings and ownership, Dunboyne Castle was acquired in more recent times by the Order of the Good Shepard and was used as a convent before closing in the early 1990's. At this time, the castle ownership moved to a private family. Dunboyne Castle was sold in 2006 and converted to a hotel. Historically the Walled Garden was used for pleasure, with formal walks and large glass houses throughout. Accessed via a wrought iron gate to the rear, which still stands today.



## Location

The subject site is located on the southern fringe of Dunboyne town on the Maynooth Road, approximately 0.5Km south west of the Main Street. Maynooth is located roughly 10.1Km south west and Dublin City Centre 24Km south east.

## Title

Freehold

## Site Inspections

By prior agreement with WK Nowlan Real Estate Advisors. Please note unauthorised entry to the site is not permitted.

## Guide Price

Offers excess of €400,000

Dunboyne is a commuter town to Dublin with a population of 7,272 (2016 Census). Dunboyne is well connected with an extensive transport infrastructure. Exit 4 and 5 of the M3 are approx. 4.0Km south east and north east respectively. There are two train stations, Dunboyne Train Station which serves the town and the M3 Parkway Train Station which is adjacent to Junction 5 of the M3. Dublin Bus also operates in Dunboyne providing access to Blanchardstown and Dublin City Centre.

The area provides a variety of local amenities to include a number of bars, restaurants, retailers, GAA Club, Dunboyne Castle Hotel & Spa and Dunboyne Business Park which is home to a number of commercial occupiers. Dunboyne also has a number of primary schools to include a Gaelscoil, a secondary school and a college of further education.

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