



Highly productive land situated on the edge of Balbriggan

Land at Hampton Demesne, Balbriggan, Co. Dublin

For Sale by Private Treaty





Approximate outline only

Distances

Balbriggan Golf Club 300m, Balbriggan 1km, Balrothery 1km, M1 2km, Skerries 8km, Swords 18km, Drogheda 20km (all distances approximate)

About 18 hectares / 45 acres in one parcel

Location

Balbriggan is situated approximately 30km north of Dublin City Centre and 20km south of Ireland's largest town, Drogheda. Balbriggan is designated as a large growth town in the Fingal Development Plan 2017-2023 and has an excellent range of local, commercial and sporting amenities. Balbriggan is regarded as one of the most popular commuter towns in the North East due to the railway station and ease of access to the M1 and Dublin Airport.

The land is situated on the south side of Balbriggan town beside the Balbriggan Golf Club and just north of the pleasant residential area of Balrothery. There are a number of high-quality established residential developments in the area including The Chantries and Ardgillen as well as new large-scale developments such as Castleland.

Description

The land at Hampton Demense comprises an excellent tillage holding in five divisions and situated in a very accessible location. The land extends to about 18 hectares / 45 acres and the general area has a reputation for productive, high quality farmland. This holding is in excellent heart, generally level with a slight slope eastward. The land is currently in wheat (July 2019) and will be sold with the benefit of vacant possession. It is bound by mature trees and hedgerow.

Access to the land is through Hampton Lane at the junction of the R132 and the Balbriggan Golf Club. There are two access points to the land along Hampton Lane.

Zoning

The lands are currently zoned HA - High Amenity under the Fingal Development Plan 2017 - 2023.

The local authority has set out the following guidelines:

Objective: Protect and enhance high amenity areas.

Vision: Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.

The following uses are Permitted in Principle under the zoning objective HA - High Amenity.

Agri-Tourism, Bed and Breakfast, Boarding Kennels, Burial Grounds, Childcare Facilities, Farm Shop, Guest House, Health Practitioner, Holiday Home/ Apartments, Office Ancillary to Permitted Use, Open Space, **Residential**, Restaurant/ Café, Campsite.



Longitude/Latitude

53.594695, -6.178559

Basic Payment Scheme

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

Inspection

Given the hazards of a farm, we ask you to be as vigilant as possible when making your inspection.

Offers

Offers may be submitted to the selling agents:

Savills
33 Molesworth Street
Dublin 2
Email: country@savills.ie

Closing Date

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Tenure & Possession

Freehold. Entry is by agreement.

Wayleaves and Rights of Access

The land 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 will be held to have satisfied themselves as to the nature of all such rights and others.

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 solicitor, 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.

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.

Generally

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

Viewings

Strictly by appointment with the selling agents:

Savills Country
33 Molesworth Street
Dublin 2
Tel: +353 (0) 1 6634350
Email: country@savills.ie
PSRA License 002223



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