



**Impressive Farm Holding comprising c.77 acres
with House and Extensive Yard**

Junction 16
M1 Motorway



FOR SALE BY PUBLIC AUCTION

On the Instructions of the Reps of the late TJ Lavelle

For Sale in 4 Lots (or entire)

Wednesday 2nd August 2017

Crowne Plaza Hotel, Dundalk at 3.00pm

We are pleased to offer, by public auction, these excellent properties at Heynestown, Dundalk, Co. Louth. This farm and home have been lovingly and carefully extended and improved over many years, to produce this fine and well-established agricultural interest.

Comprising of 77 acres, including 4 bedroom house and extensive yard, this property presents two opportunities:

Firstly, a rare opportunity to acquire an entire, self-contained farm holding: effectively a Ready to Go package.

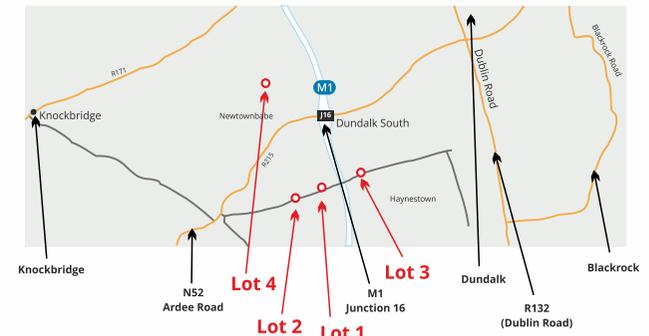
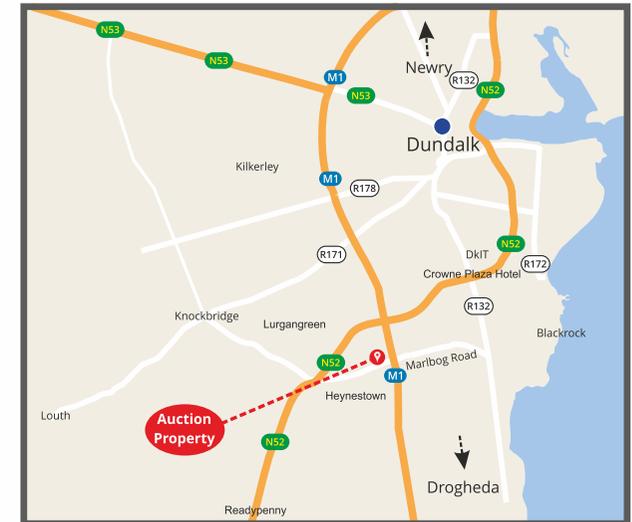
Alternatively, given the various sized holdings on offer, it offers a great top-up opportunity for grazing / housing an existing grazing herd, or to increase arable acreage.

Summary

This farm is divided into 4 separate lots, all situated within close proximity of Heynestown - location of the farmhouse and yard.

Location

This farm, which is substantially located at Heynestown, Dundalk, the N52 Ardee Road is 1.5km west, the R132 Dublin Road is 2.5km east and Junction 16 of M1 is 2km north. This location is very convenient to Dundalk, Ardee, Drogheda, Carrickmacross and Castleblayney.



Lot 1

Farmhouse & Courtyard on 41.8 acres of Land

A 4 bedroom, 3 reception room, 2 bathroom family home measuring c. 170sq metres.

Upon entering the house, the entrance hall with wooden parquet floor, is flanked to left with 2 well-proportioned reception rooms (Drawing Room and Dining Room - both with fireplaces). To right is Family Room with Aga Cooker. Off the Back Hall is the Kitchen (with fireplace) and Bathroom with shower, WC and wash hand basin.

Upstairs are 4 double Bedrooms. A recently upgraded and fully tiled bathroom completes the upstairs accommodation.

This property is connected to mains water and has its own septic tank. It has oil fired central heating.

Externally, there is a good concrete courtyard surrounded on 3 sides by original cut-stone outoffices / stables totalling c.315 sq m, and modern concrete laid yard surrounded by a range of agricultural sheds (2 haybarns, 4 cattle sheds, 1 slatted shed) of varying ages and specification. These sheds total c.1900 sq m of roofed accommodation.

The yard leads directly onto arable land of excellent quality in 6 divisions, with natural water supply. This lot offers c.220 metres of road frontage.

GPS: Lat 53.961210 Long -6.424136



BER No: 109886283





Lot 2

20.23 acres of quality farming lands

Lands at Dunmahon, which is located c.380 metres west of Lot 1, heading towards the N52 Ardee Road. These lands, laid in 3 divisions, are of excellent quality and suited to all uses, subject to planning permission. Road frontage: c.230m. Only 2 minutes from M1 Motorway at Junction 16.

GPS: Lat 53.959786 Long -6.432198



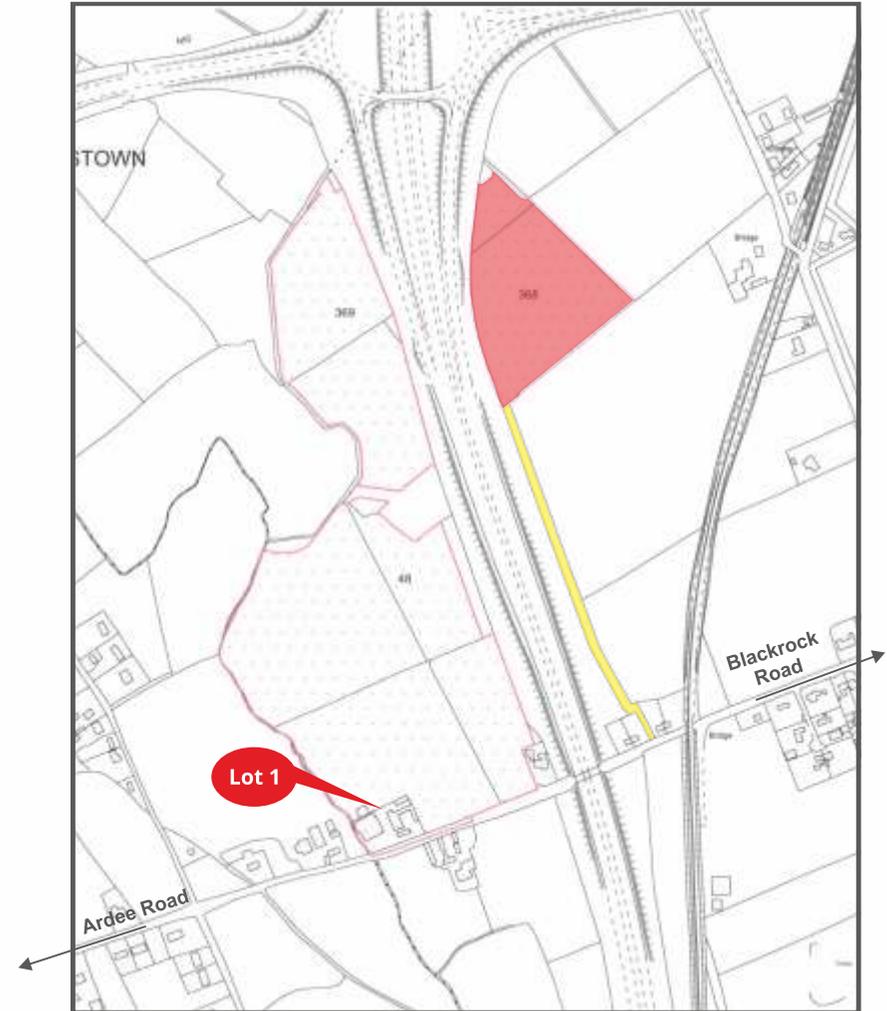
Lot 3

c.8.7 acres of Lands Zoned: Employment Mixed Use

This Lot is located at Mullaharlin Road, and accessed at Heynestown, c.350 metres east of Lot 1, along a right of way located at the Junction 16 Roundabout on M1 Motorway. These lands are zoned Employment Mixed Use: to provide for employment and supporting uses. Therefore, this lot represents strong forward / future potential, STP.

This Lot will appeal to both agricultural and non agricultural interests.

GPS: Lat 53.962738 Long -6.417742

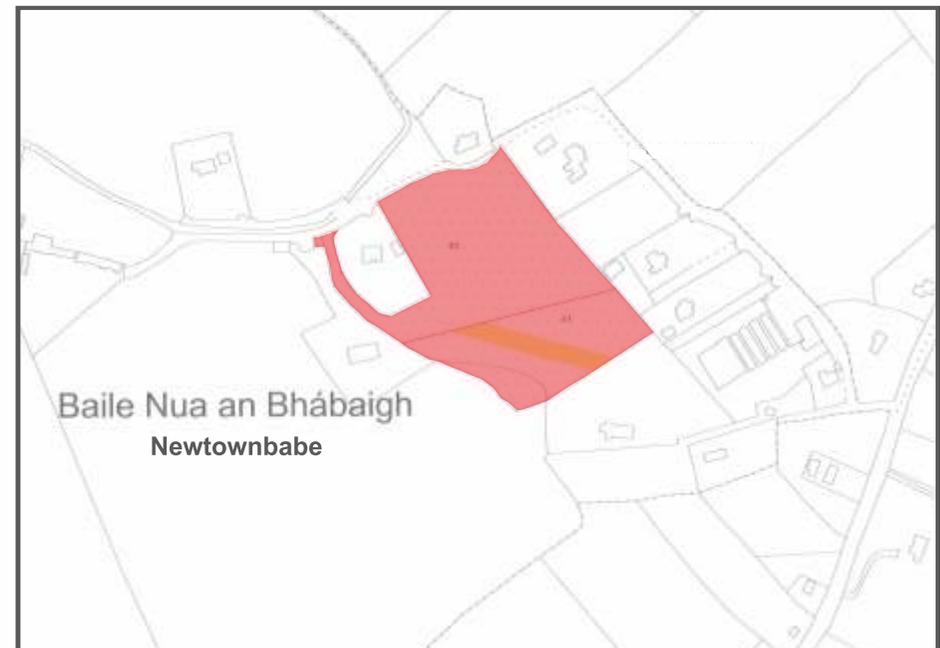


Lot 4

c.6.5 acres of Quality Farming Lands

Lands at Newtownbabe, just off Ardee Road (N52) totalling 6.5 acres. These flat, arable lands are accessed via Right of Way off the Ardee Road, and will appeal for many agricultural uses as well as having potential for one-off housing, subject to planning and local needs.

GPS: Lat 53.974994 Long -6.435499



Ardee Road
(N52)

Baile Nua an Bhábaigh
Newtownbabe

Lot 5

The Entire, comprising Farmhouse & Courtyard, together with c.77 acres of lands

This farmhouse and lands at Heynestown have been the family home of the current owner for almost 80 years. The property represents a substantial farm holding and is a rare opportunity to acquire such a quality farming property in entirety.

The entire property is situated in the outskirts of Dundalk, one of the largest towns in Ireland. Nestled midway between Dublin and Belfast and only 40 minutes from Dublin Airport. The Auctioneer reserves the right to offer the entire for sale in one single lot, upon completion of bidding of previous lots.

Auction will take place at Crowne Plaza Hotel, Dundalk at 3pm on Wednesday 2nd August 2017.

For expressions of interest and to arrange a viewing, contact sole agents:

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