



A unique landholding with panoramic views and frontage onto the Irish Sea  
**North Field, Silver Beach, Gormanston, Co. Meath**

For Sale by Private Treaty





## Distances

Gormanston Train Station 300 m, M1 (Junction 7) 3.5 km, Balbriggan 5 km, Drogheda 12 km, M50 30 km, Dublin Airport 30 km

(all distances approximate)

## About 17.5 acres / 7 hectares

### Location

The land is situated in private, visually striking location at Silver Beach in Gormanston Co Meath.

The stunning outlook boasts a long sandy beach running from Gormanston to Mornington, known as the "Meath Gold Coast". On a clear day the view stretches as far north as the Mourne mountains in Co Down and Braymore Point, Co Dublin to the south.

This area is a popular commuter hub in the North-East due to the easy access to the railway station (300 m) which offers access to Dublin City and Belfast City, and ease of access to the M1 Motorway and Dublin Airport. Co Meath is well known for its quality agricultural land, heritage and ease of access to amenities both within the county and its neighbouring counties Dublin and Louth.

### Amenities

The village of Stamullen (4 km) offers everyday shopping needs while further shopping and amenities can be found in Balbriggan (5 km) and Drogheda (12 km).

### Description

The North Field adjoining Silver Beach in Gormanston is a rare offering - beach frontage with panoramic sea views along with a derelict structure and working stables on site.

The holding is in good stead and comprises a rectangular shaped field in four divisions of mainly grazing land. Situated in an elevated position, with a private entrance, this is a once in a lifetime opportunity to acquire such a rare piece of land.

Importantly, the stabling is in good order and the land and access to the beach is ideal for equestrian use.

In all the lands extend to about 17.5 acres in total which comprises of about 13 acres of headland and about 4 acres of foreshore on Silver Beach, Gormanston.

### Zoning

The land lies outside of the development plan boundary however given the low-density housing in the area and the existence of a derelict structure; it may be possible to develop the site subject to the necessary planning permissions. Interested parties are asked to engage directly with the relevant authorities (Meath County Council) in relation to any planning queries.



### Services

The services on the site include electricity and water.

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.

### Longitude/Latitude

53.638301, -6.213045

### Basic Payment Scheme

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

### 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 is strictly by appointment with the selling agents: Given the hazards of a farm and its waterside position, we ask you to be as vigilant as possible when making your inspection

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