

AUCTION

**FOR SALE BY PUBLIC AUCTION
ON THURSDAY 16TH OF OCTOBER 2014 AT 3PM
AT THE BOYNE VALLEY HOTEL, DROGHEDA, CO LOUTH
(unless previously sold)**



For illustrative purposes only

**A SUPERB c. 115½ ACRE FARM AT
SALTERSTOWN, CO LOUTH**

Description

Salterstown comprises a top quality fertile farm that extends to circa 115½ acres or thereabouts statute measure. Intersected by the village of Salterstown, the holding is laid out in two attractive adjacent blocks of land.

The lands have magnificent coastal views over Dundalk Bay, the Cooley Peninsula and the Mourne Mountains. In the same family name for over 250 years, this farm has been carefully farmed over the years being well-maintained with kept hedgerows and virtually no waste.

The holding is under tillage and is laid out in eleven fields together with a pasture paddock of about 5 acres. Additionally, there is an olde-worlde style farmyard that accommodates stone outhouses, sheds

and a two-storey derelict farmhouse which has potential for a replacement dwelling residence subject to planning permission.

There are other locations within the holding particularly along the sea road that offer stunning residential sites, subject to securing the necessary planning consent. Having been recently harvested, the tillage lands are now ready for resowing with a crop for next year.

The entire farm has been in tillage for several years but is suitable for a variety of uses including stock fattening, dairy, potatoes and a multitude of other enterprises. The two adjacent well-drained, elevated blocks have continuously delivered high yields year-on-year.



Location

Salterstown is an aesthetically pleasing setting and will appeal to those who appreciate farming some of the best land in Ireland. Salterstown is located slightly upwards of half a kilometre off the R166 between Clogherhead and Castlebellingham. The village of Annagassan is approximately 2km distant while the M1 motorway is 9km to the west. The primary towns of Ardee and Dundalk are 17km equidistant while Drogheda, to the south, is 19km distant.

Features

- A substantial high quality, high yield, productive holding
- Annagassan 2km, M1 9km, Ardee & Dundalk 17km, Drogheda 19km
- Olde-worlde yard, stone sheds & derelict farmhouse, potential for replacement dwelling, subject to p.p.
- Good road frontage & access with each of the lots
- Stunning views of Dundalk Bay, the Cooley Peninsula & the Mourne Mountains
- Potential for magnificent elevated residential site/s, subject to obtaining necessary planning consent
- Suitable for a multitude of uses including horse training/stabling facility
- Entire holding 'ready-to-plant'/ready to sow, minimal waste



The Lots

The vendor reserves the right to dispose of the property in its entirety or in lots, or combination of lots as follows:

Lot 1: c. 7.9 acres containing an olde-worlde farmyard

This portion incorporates a two-storey derelict farmhouse serviced by its own water well, a quadrant yard area of stone outhouses and sheds all of which are well sheltered by a forested road frontage boundary. This portion also includes an adjacent 6 acre field which is currently under tillage. Consequently, this lot would be suitable for a horse training/stabling facility amongst a multitude of other uses. This lot is located in the heart of Salterstown village.

Lot 2: c. 41.25 acres

Set out in five fields, this holding is divided by kept hedgerows and boasts upwards of half a kilometre of road frontage. All this portion is in tillage except for a five acre pasture paddock.

Lot 3: c. 11 acre field

This partially elevated field is currently in tillage and has upwards of 400 metres of road frontage and boasts stunning views of the sea.

Lot 4: c. 55.35 acres

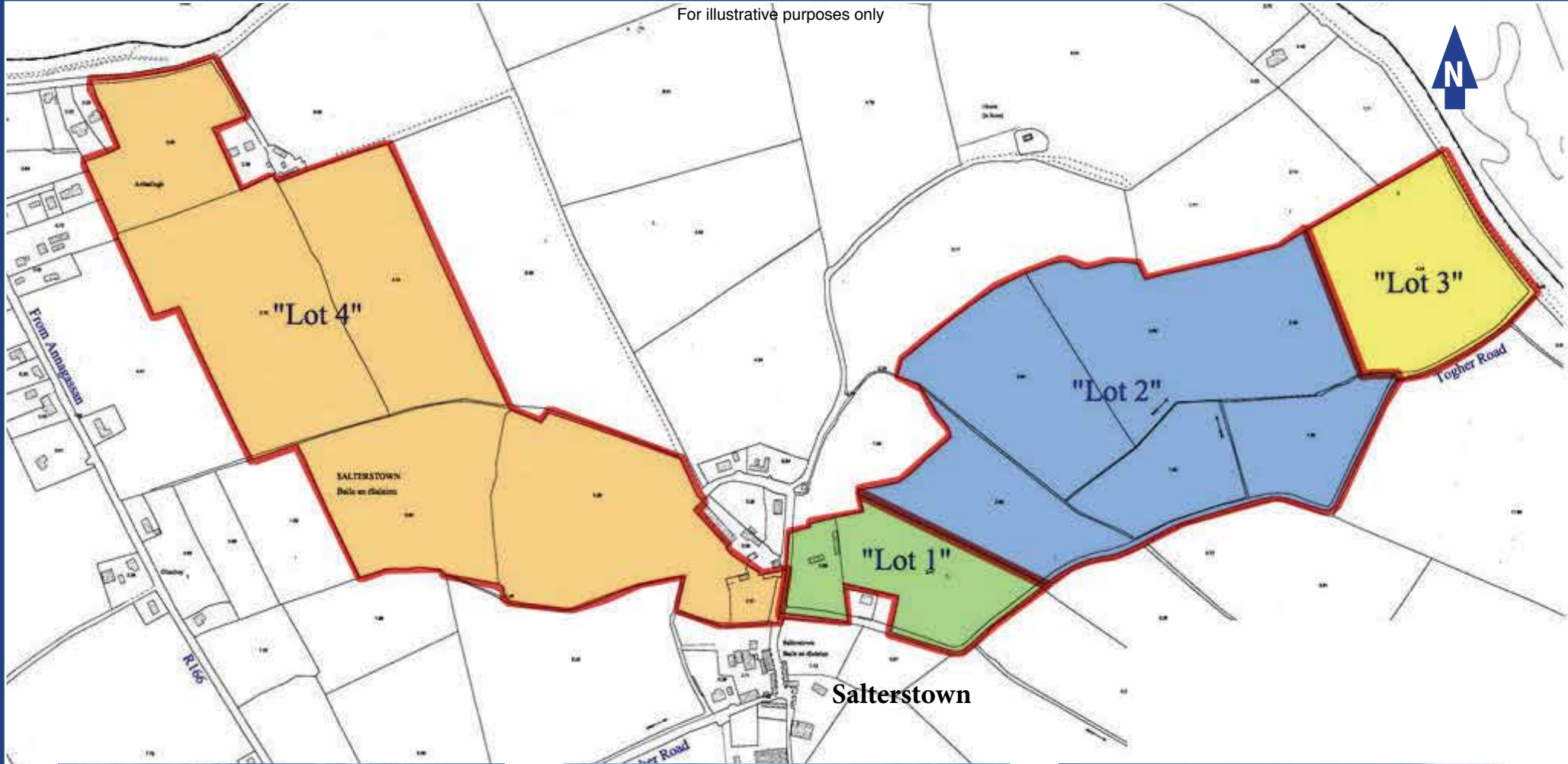
Laid out in five fields, one of which is elevated above the sea road, this division has useful road frontage. Divided by well-maintained hedgerows, it offers breathtaking views of Dundalk Bay, the Cooley Peninsula and the Mourne Mountains. There are two additional entrances to this lot adjacent to Salterstown village. This portion includes a yard area, disused water well/pump, stone shed and disused sheep-dip area.

Lot 5: The Entire





For illustrative purposes only



Directions

From Annagassan, take the R166 towards Clogherhead for 1.7km at which point you take the first road to the left (straight on) to leave the R166. Lot 4 can be seen on the right hand side after some 250 metres and proceed further up this road where you will meet Lot 3, Lot 2 and Lot 1 respectively again all positioned on the right hand side and identified by the agents for sale board.

Estimated Sat Nav Coordinates

Lot 1: 53.869975, -6.306165

Lot 2: 53.870577, -6.297881

Lot 3: 53.873134, -6.293506

Lot 4: 53.869856, -6.306363 (Salterstown), 53.875470, -6.316570 (Coast Rd)
(Provided for directional purposes only, their accuracy is not in anyway guaranteed)

Price Guide

AMV €9,500 - €10,500 / acre

Viewing

The lands may be inspected at any reasonable hour whilst the farmyard can be inspected by prior arrangement with the selling agent.

Legal

MP Black & Co, Malahide, Co Dublin. Telephone +353 18450538

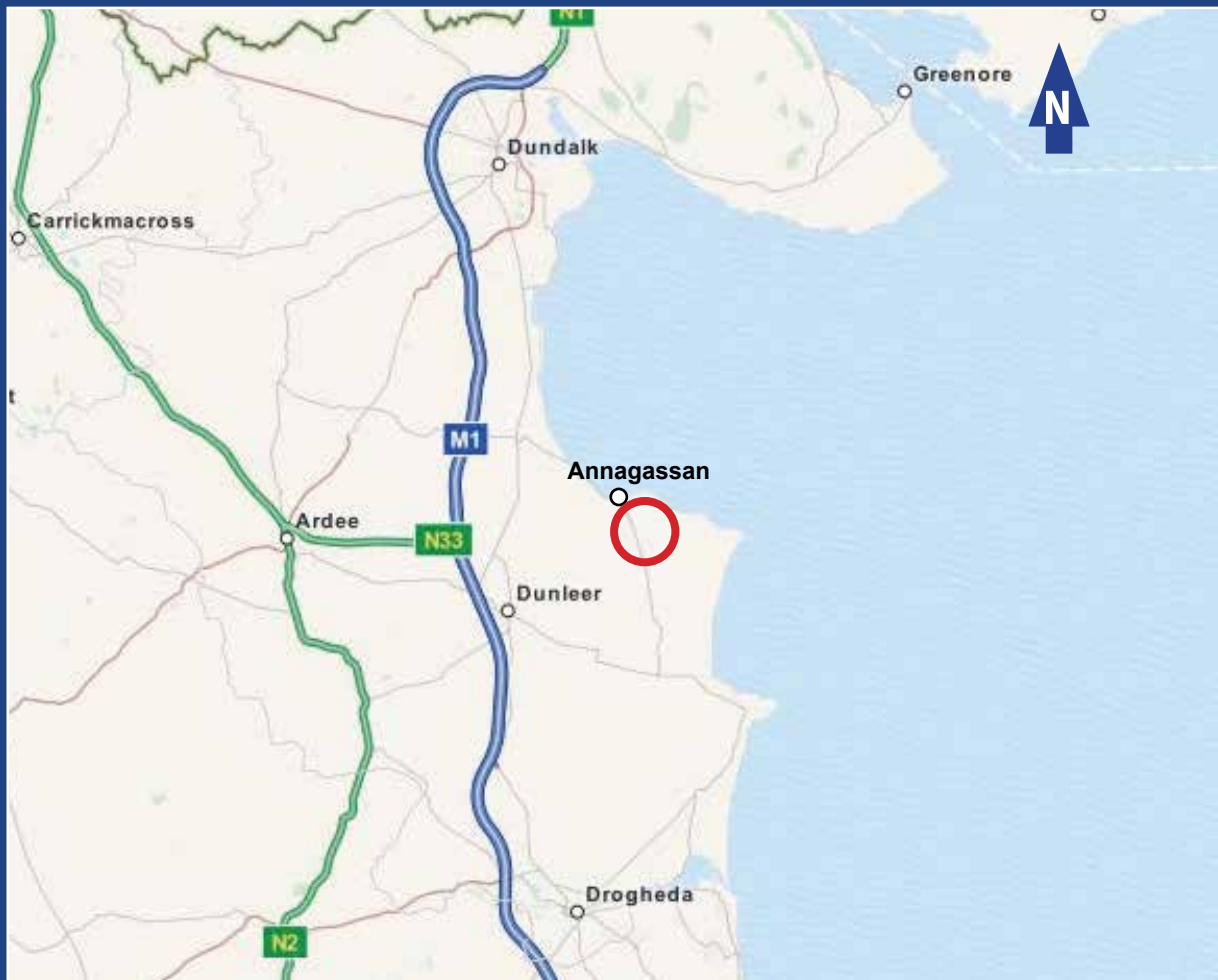
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