



CHURCH FIELD

Bellewstown, Drogheda, Co Meath

Stud-fenced paddock of about 4.2 acres with privacy - For Sale by Private Treaty



For Sale by Private Treaty**LOCATION****Distances**

M1 4.5 km, Julianstown 5 km, Duleek 5 km, Drogheda 8 km, M50 36 km, Dublin Airport 37 km (all distances approximate)

About 1.7 hectares / 4.2 acres in total

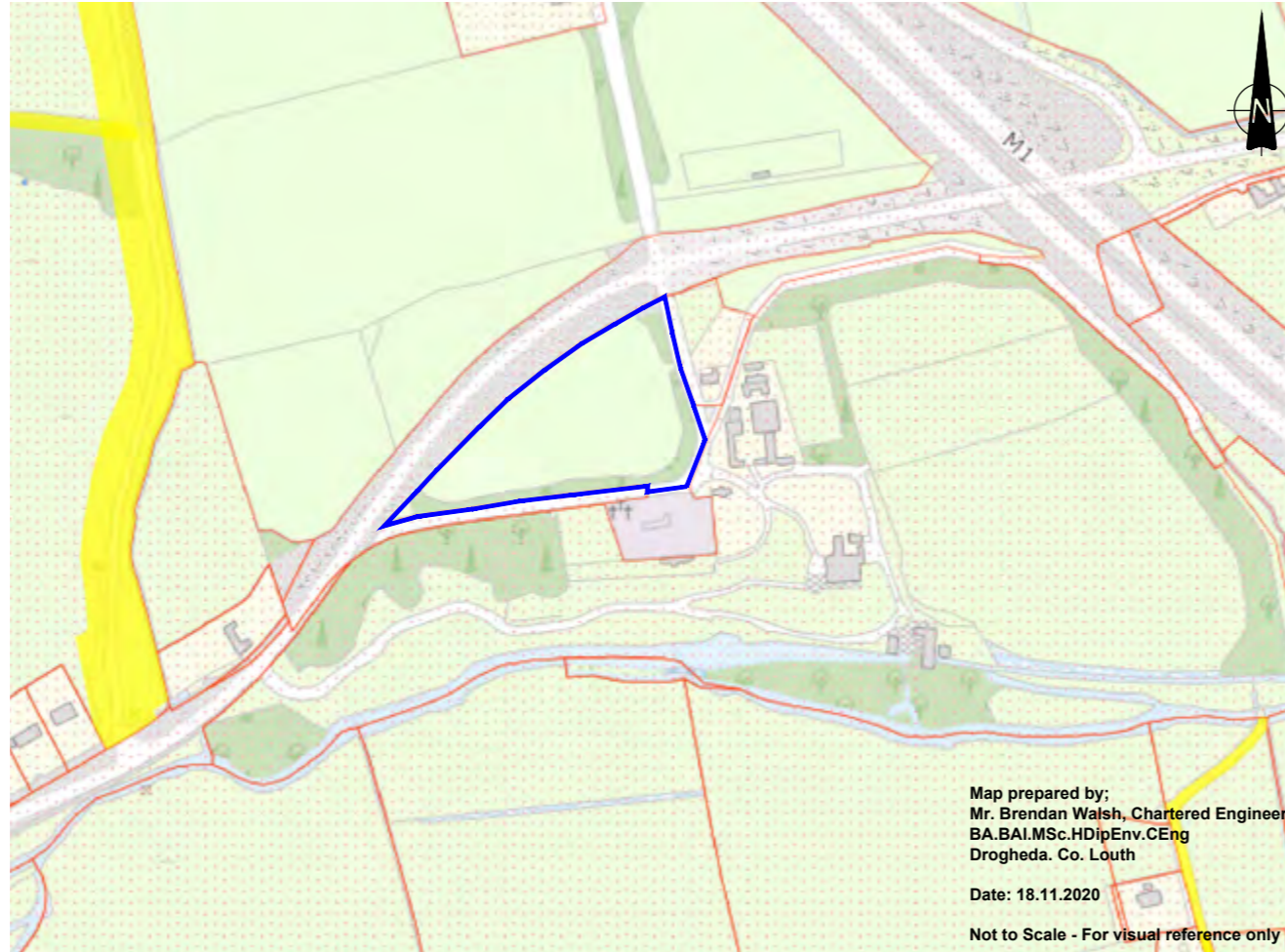
Situation

The land is located in Bellewstown in the Royal County of Meath in the North East of Ireland. County Meath is internationally famed for its heritage, ancient history and excellent amenities on its doorstep. The nearby villages are Duleek (5 km) and Julianstown (5 km) with the nearest town being Drogheda (8 km).

The land adjoins the R150 road and there is convenient access to the M1, with Junction 7 situated approx. 6 km to the south, connecting Belfast to Dublin. Dublin Airport is approximately 37 km to the south, while the M50 is approximately 40 km distant.

Description

Church Field comprises a productive grazing field with stud fencing. The land is in a triangular shape and is enclosed on three sides by by mature trees and has road frontage on all three sides. It extends to about 1.7 hectares / 4.2 acres in total.

**GENERAL REMARKS****Viewing**

Strictly by appointment by Savills Country Agency.

Longitude/Latitude

53.668581, -6.351117

Entitlements to the Basic Payment Scheme

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

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.

Email: country@savills.ie.

Solicitors

Tully and Duffy
49 St Laurence Street
Drogheda
Co Louth

Tel: 041 983 3833
Email: pwduffy@eircom.net

Contact: Padraig Duffy

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.

Lotting

It is intended to offer the property for sale as described, but the sellers reserve 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, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



CONTACT

For further information please contact:

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IMPORTANT NOTICE

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared November 2020.