

FOR SALE BY PRIVATE TREATY

13.92 HA (34.4 ACRES) AGRICULTURAL LANDS ARDEE CO. LOUTH - IN 1 OR 2 LOTS



- Well located agricultural land with long term potential.
- For sale in the entirety or derelict house on 2.32 acres and the agricultural lands of 32 acres.
- Existing yard and outbuildings.
- Dual fronted to both John Street and Stoney Lane.



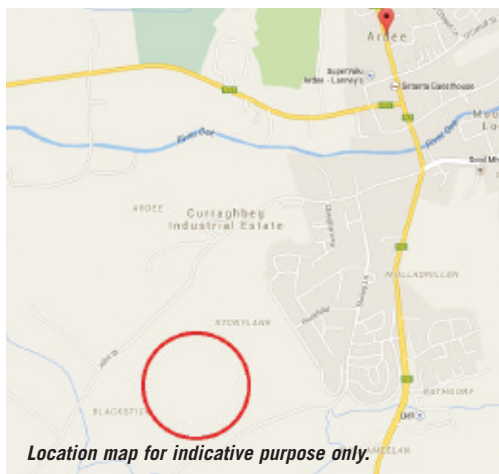
 **KELLY WALSH**
property advisors & agents

SALES AGENTS

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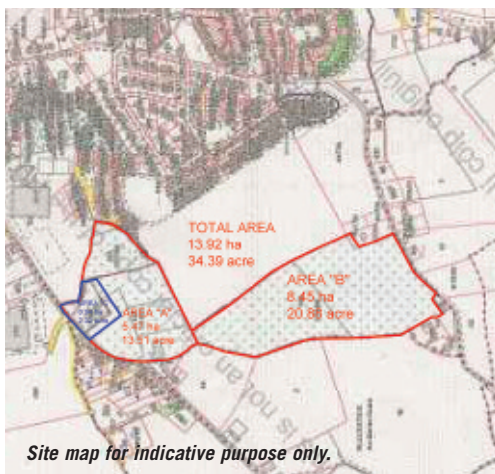
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LOCATION

The subject property is located on John Street, approximately 500m south west from the Town Centre of Ardee.

Ardee is only 16km South-West of Dundalk and 55km North of Dublin and is now easily accessible with the major roads infrastructure being upgraded. The lands are now only 10km from the M1 motorway which connects Dublin to Belfast.



DESCRIPTION

The lands comprise of a derelict house on 0.94 Ha (2.32 Acres) fronting onto John Street and 13 Ha (32.6 Acres) of agricultural land with some farm sheds and hard standing areas.

The lands have access onto John Street to the north and Stoney Lane to the South.

The lands are currently in agricultural use.

To the north-west portion of the site there is yard area with hard core and hard standing.



SERVICES

We understand that all services are available to the property.

TOWN PLANNING

The lands are zoned agricultural under the Ardee Local Area Plan 2010 – 2016. There were amendments to the Local Area Plan in 2011 and the lands were zoned as a Strategic Land Reserve / Agricultural.



CONTACT

For more information and inspection, please contact **Garvan Walsh** at Kelly Walsh Property Advisors & Agents. Email: garvan@kellywalsh.ie

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