

FOR SALE BY TENDER
c. 62.4 Acres (25.27 Ha)
CLONMAGADDEN
NAVAN
CO. MEATH
Ref 4083.1

For identification purposes only



- Excellent location on the edge of Navan.
 - Land all in one block.
- All land zoned under the Navan Development Plan 2009 – 2015.
- Medium /Long term investment potential suitable for pension funds, speculators and private individuals looking for a safe investment with growth prospects.
- Adjoining existing residential developments and new school.

THE PROPERTY:

This property is located on the edge of Navan just off the R162 Kingscourt Road, close to a number of existing residential developments and a new Primary School. The property has frontage of approximately 250 metres onto Kilsaran Lane and approximately 100 metres onto the Windtown / Proudstown link road.

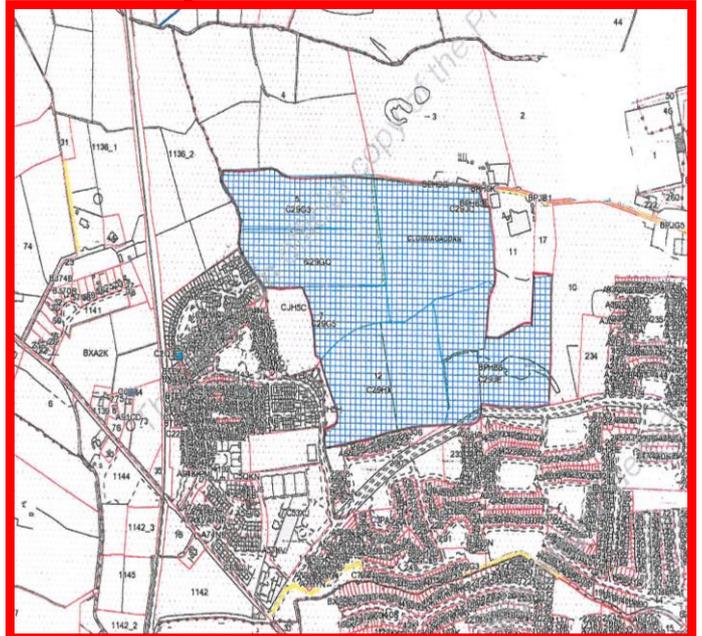
The land comprises an irregular shaped holding extending to approximately 62.4 acres (25.27 hectares). The majority of the lands are topographically level and well drained. A condition exists that a previous owner has a right to farm an area of circa 27 acres of the holding until it is developed.

The area immediately surrounding the subject lands to the North and East is primarily in agricultural use. The lands to the West and South have been developed into low density residential schemes, comprising a mixture of 2, 3 and 4 bedroom terraced, semi-detached and detached homes.

Location of lands



Map of lands – outlined in blue



TITLE:

Freehold

View of lands



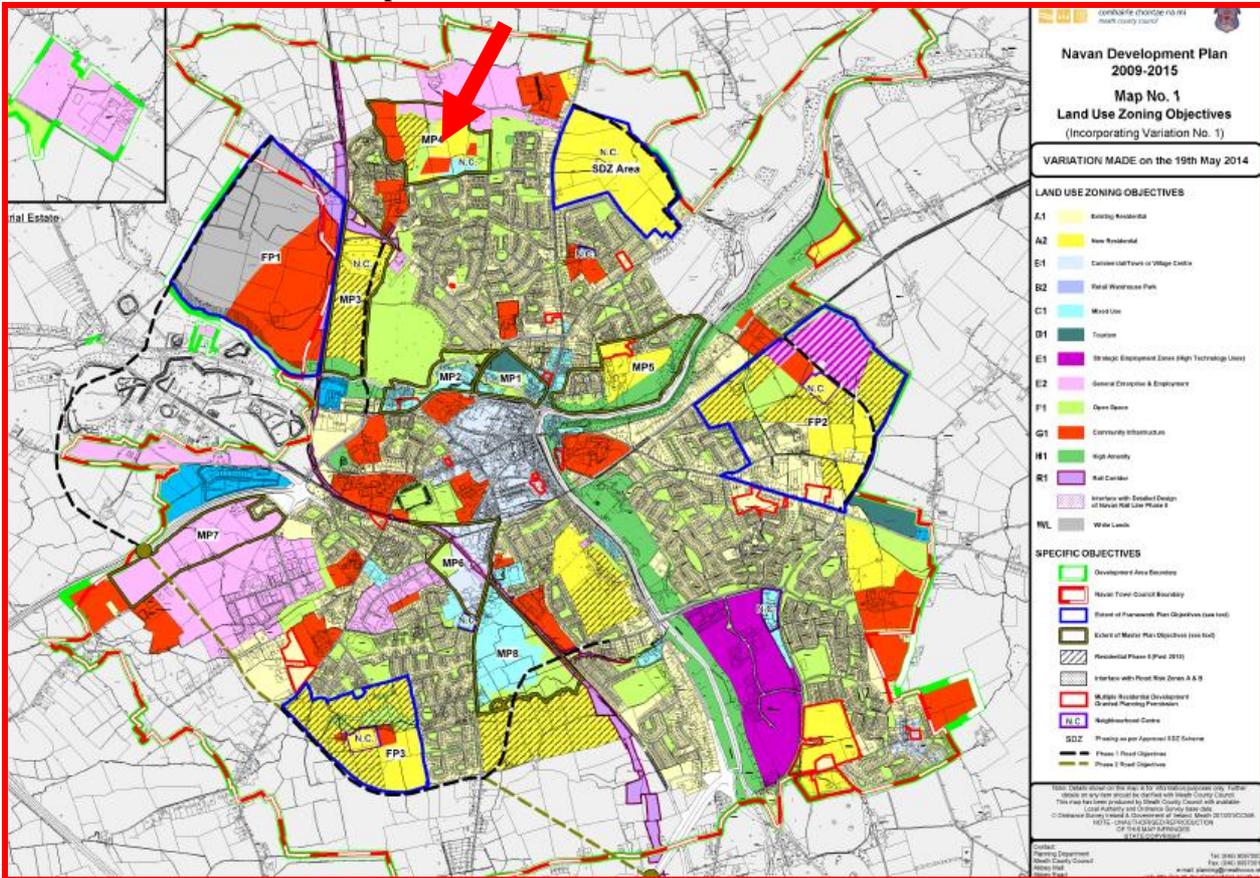
View of lands



PLANNING:

The lands are zoned in the Navan Development Plan 2009 – 2015 for a combination of 'Existing community, recreational and educational facilities', 'New Residential Communities' and 'Open Space'. See map below with arrow indication of subject lands.

Navan Development Plan 2009 – 2015: Lands contained within MP4 area:



The lands are designated in a Master Plan Area (number 4) under the Development Plan. Full details are available from the County Council and potential purchasers are advised to carry out their own review of same.

SERVICES:

Interested parties are required to satisfy themselves as to the adequacy and availability of services.

SOLICITOR:

Mason Hayes & Curran, South Bank House, Barrow Street, Dublin 4.

GUIDE PRICE:

€1,000,000.00

TENDER DETAILS:

Tenders to be submitted to the offices of Mason Hayes & Curran, South Bank House, Barrow Street, Dublin 4 **no later than 3pm on Thursday the 13th November 2014** clearly marked for the attention of **Janet Cafferky**.

These particulars are issued by Jordan Town and Country Estate Agents, on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2014. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007514 © Government of Ireland

CERTIFIED MAP OF LANDS:

