

For Sale

Price Region €1,850,000

**Sherry
FitzGerald**
Cumisky Kelly



**Industrial Facility on,
c. 1.968 Ha / 4.863 Acres,
Zoned Residential Land**

**Ballymakenny Road,
Drogheda, Co. Louth.
A92 C935**

sherryfitz.ie

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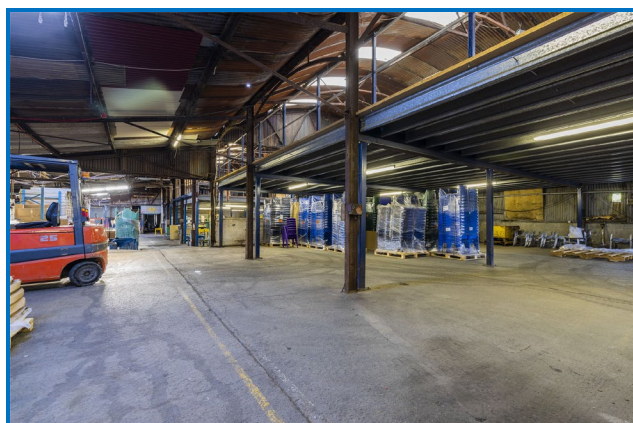
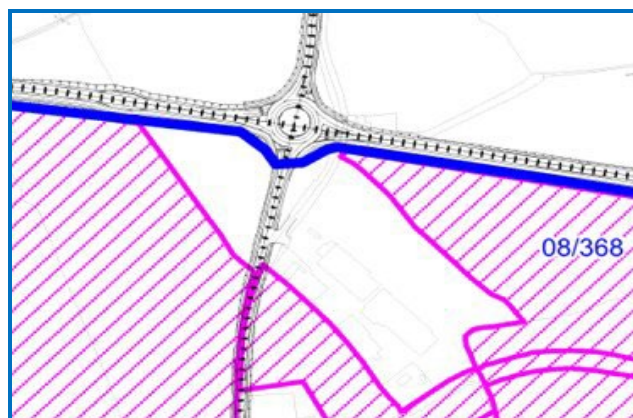


A very unique opportunity to acquire a long-established Warehouse | Manufacturing | Industrial premises measuring **c. 3,410 sq m | 36,710 sq ft**, situated along the Ballymakenny Road in the northern environs of Drogheda, Co. Louth. The entire is situated on a site measuring c. **1.968 Ha / 4.863 Acres** all zoned for residential development.

The property is situated in the northern development environs of Drogheda, Co. Louth, along the east side of the Ballymakenny Road, adjacent to the Linenfield housing development approx. 1 km north from Boyne Rugby Club and less than 2.5 Km from Shop Street in the heart of the town. Drogheda is well served by local amenities including good Bus & Rail links – the property is situated approx. 12 minutes drive from the M1 Motorway.

NORTHERN CROSS ROUTE

Construction will commence shortly on the northern cross route which, on completion, will provide fast efficient access between Drogheda Port and the M1 Motorway. The Northern Cross Route has a dual purpose of also greatly enhancing access to the northern environs of Drogheda from a development perspective. The subject property will be prominently situated adjacent one of the principal junctions of the Northern Cross Route.



ACCOMMODATION	Sq m	Sq ft
Office building	90	970
Warehouse 1	1,245	13,410
Warehouse 2	<u>2,075</u>	<u>22,330</u>
TOTAL	3,410	36,710

Outside – Tarmacadam parking area to the front of the premises and a large concrete yard to the rear with Loading doors to warehouses and dock levellers.

** Please note all information and measurements including redline photos are provided for guidance purposes only. Intending purchasers must independently satisfy themselves as to correct areas and boundaries.*

EXISTING CONTINUING USE

The industrial complex comprises both a manufacturing and a warehouse distribution component and is long established at this location dating back to 1969. This manufacturing / warehouse distribution use continues to this day and the business is unaffected by the sale. A further note of value is that the entire site that the property stands on is now Zoned for residential building purposes.

TOWN PLANNING

Under the Louth County Development Plan 2021-2027 the property is situated in an area with the Zoning Objective “A2 New Residential Phase 1”.

Objective: To provide for new residential neighbourhoods and supporting community facilities.

Guidance: This is the primary location for new residential neighbourhoods. Any development shall have a high-quality design and layout with an appropriate mix of housing and associated sustainable transport links including walking, cycling, and public transport to local services and facilities. The density of the development shall be reflective of the location of the lands, with higher densities required on more centrally located areas close to employment or services, or in strategic locations near public transport networks.

Generally Permitted Uses include: B&B/ Guest House, Childcare Facility, Education Facility, Nursing Home, Recreational/Sports Facility, Residential, Retirement Village, Student Accommodation.

TENANT

Genus Homes Limited occupy the vacant field adjacent the warehouse until 31st December 2024. Copy lease available upon request.

RIGHT OF WAY

There is a right of way in favour of Genus Ventures Limited to cross the southernmost corner of the vacant field to access their adjacent development. Copy agreement available upon request.







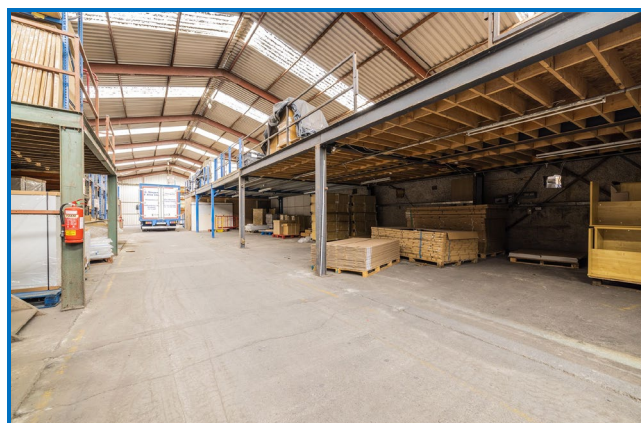
Directions

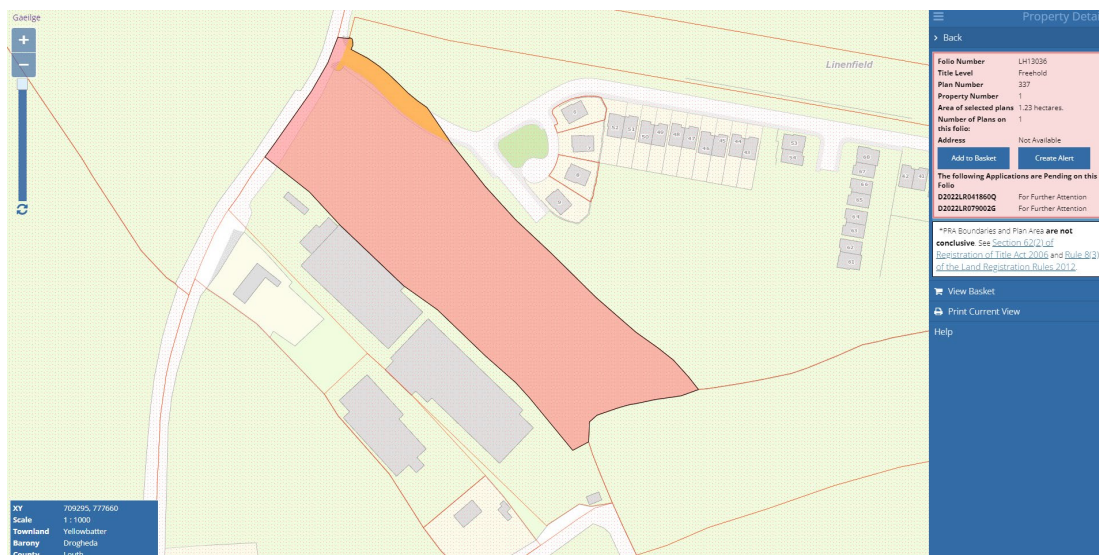
Exit the M1 Motorway at Junction 10 and follow the N51 towards Drogheda (signposted). Proceed through a roundabout (opposite Retail Park) to the next roundabout and turn right onto the R132. Proceed along the R132 for c. 0.95 Km and then turn left onto the R166 signposted for Termonfeckin. Proceed along the R166, past Our Lady of Lourdes Hospital, for approx. 1Km and at the roundabout take the first exit (left) onto Ballymakenny Road. Proceed along Ballymakenny Road, past Boyne Rugby Club, for approx. 1.9 Km and the property is situated on your right. Total drive time approx. 12 minutes.



Northern Cross Route

In September, Louth Co. Co. signed a License for Road Works by PANCR Devs Ltd, allowing for Phase 1 of the Port Access Northern Cross Route. It is being delivered by the Housing Infrastructure Services Company (HISCo) on behalf of PANCR and is being funded by the Ireland Strategic Investment Fund. Clonmel Enterprises are the Main Contractor. The project covers a new stretch of road from the existing Rosehall Roundabout to the proposed Ballymakenny Road Roundabout, opposite the subject property. Construction is planned to commence shortly. Completion of Phase 1 of the Northern Cross Route should reduce driving times to the M1 from the subject property to under 5 minutes.





NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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