

## RESIDENTIAL DEVELOPMENT SITE

c. 15.1 Acres / 6.1 HA.

 (01) 490 3201

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)



Proudstown Road | Navan | Co. Meath

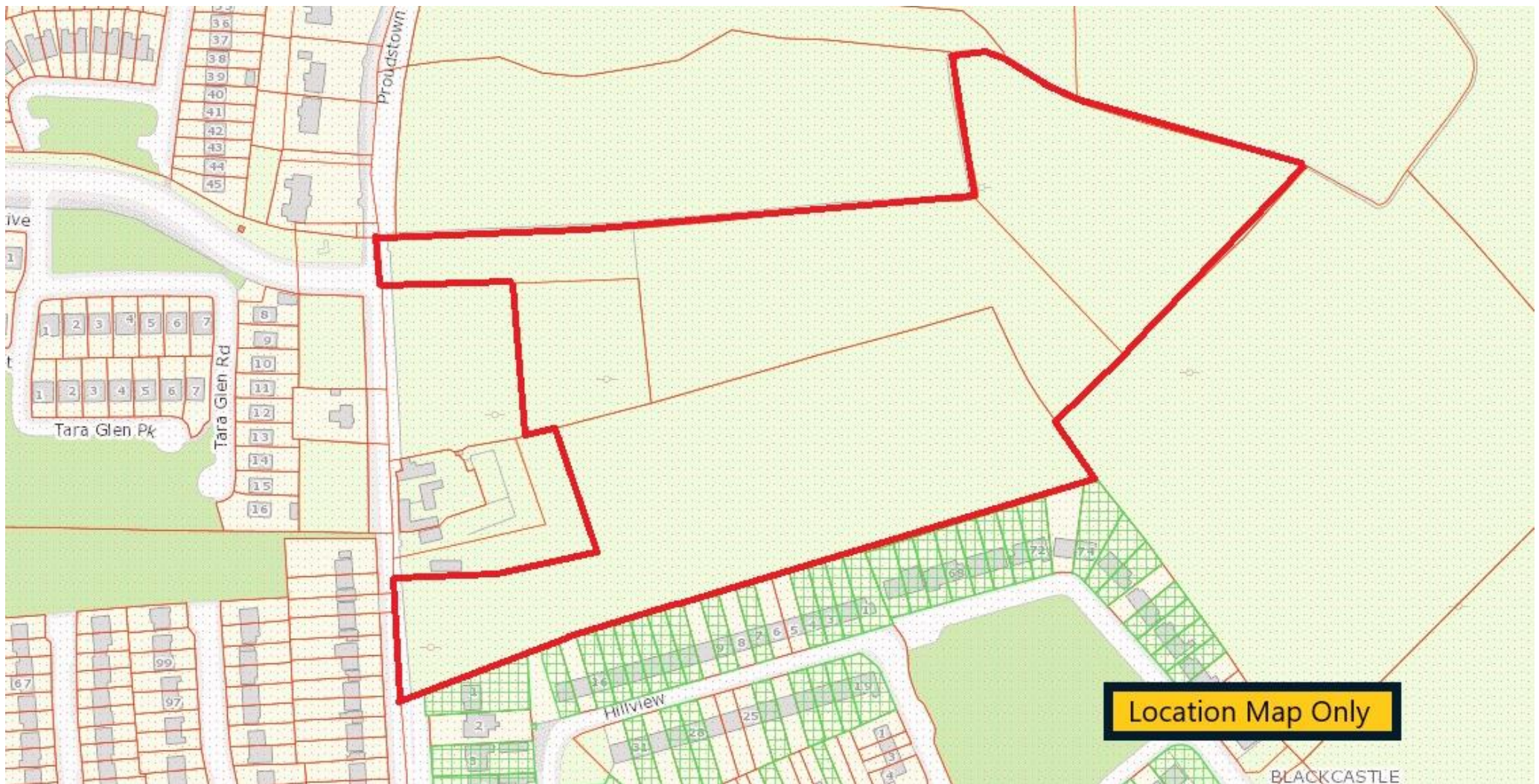


## LOCATION

The site is situated fronting the Proudstown road R162 on the Northern side of Navan Town and adjoining existing housing development. Navan is the major economic hub of Co. Meath with a population circa. 33,000 people.

The property benefits from strong profile onto the Proudstown Road and is located less than 1.5 km north of Navan Town Centre. The property is centrally located for several schools in the area including St Oliver's & St Paul's National Schools.

Navan Town Centre is a short walk away and offers a range of services, shops, pubs & restaurants. Navan is an excellent commuter location with easy access to the capital via the M3 Motorway. Alternatively, the local public transport is very reliable with buses travelling to Dublin every 15mins during peak times.





## DESCRIPTION

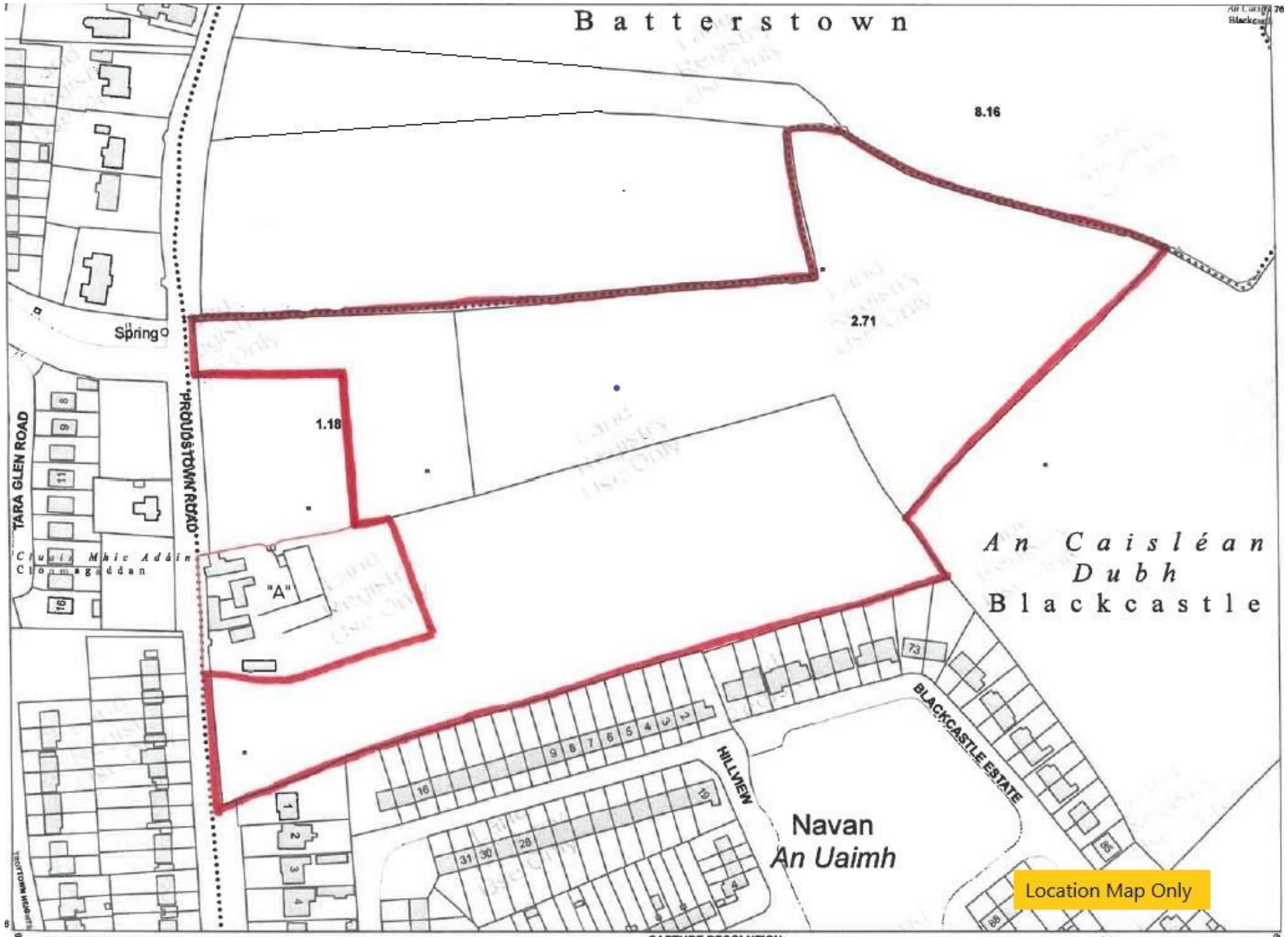
Site c. 15.1 Acres/ 6.1 Hectares of good quality level land with good road frontage to the Proudstown Road. The site adjoins existing residential development.

## TOWN PLANNING ZONING

The lands are within the Clonmagadden Strategic Development Zone (SDZ). In the approved Planning Scheme for the SDZ, the lands are identified for residential development comprising Medium/Low Density Residential (2 storey), Medium Density Residential (37-45 to the hectare), and Higher Density Residential (45-60 per hectare).

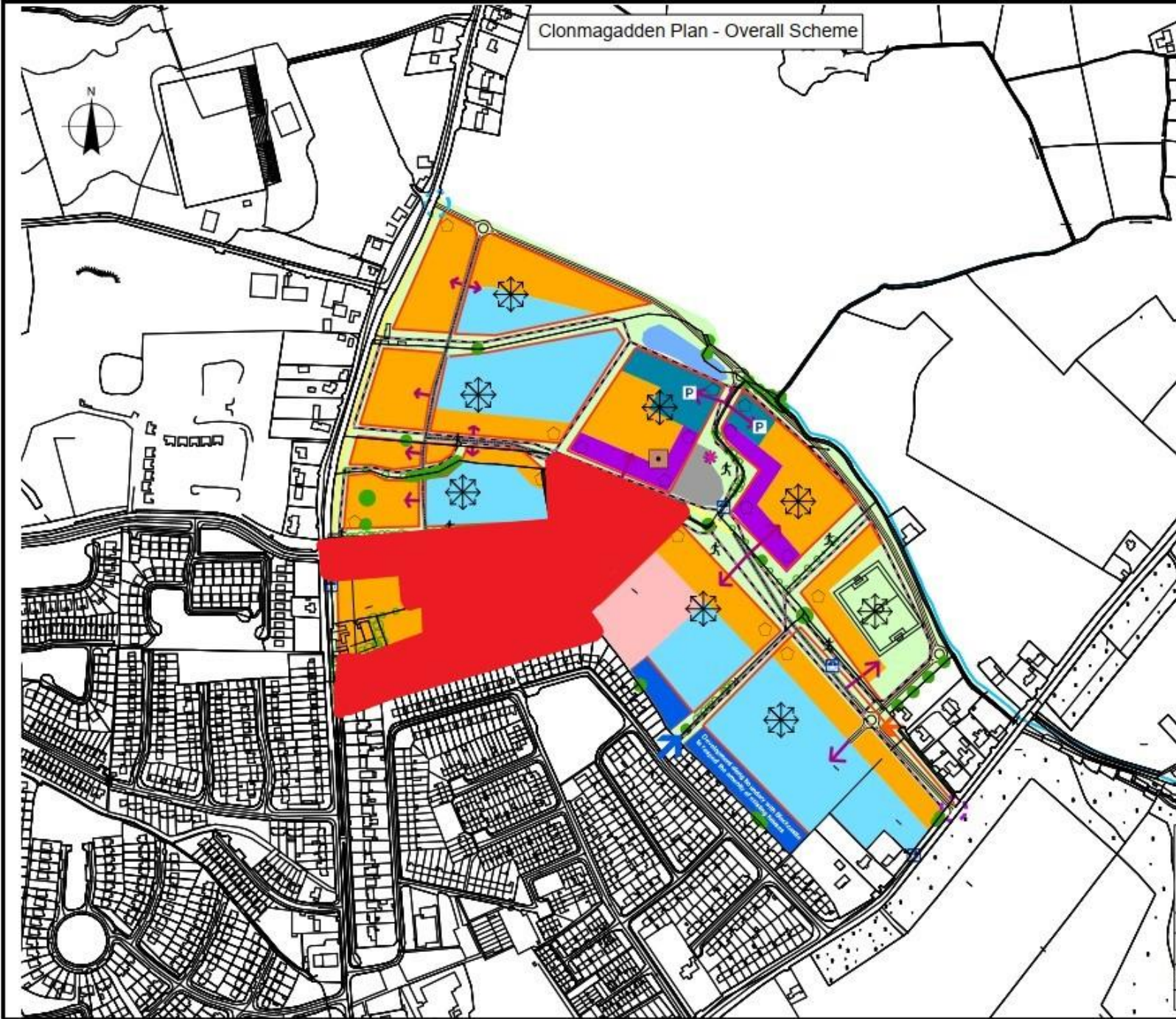








Clonmagadden Plan - Overall Scheme



- Legend**
- Diagrammatic Distributor Road
  - Diagrammatic Internal Spine Roads
  - Diagrammatic Bus Gate on Spine Road
  - Diagrammatic Dedicated Internal Cycle/Pedestrian Ways
  - Diagrammatic Access Roads
  - Building Footprint
  - Stream to River Boyne
  - Bus Stop
  - Integrated Community Health Facility, Community Building
  - Landmark Building
  - Pedestrian Facility
  - Childrens Play Area
  - Future Pedestrian Link
  - Road closure to N51 and link to distributor road
  - Indicative traffic signals - to be detailed
  - Indicative soundaboufunction to be detailed
  - Pedestrian Movement/Permeability through the Proposed Development
  - No. 1 Multi-storey car park of high quality innovative design
  - Trees to be retained on site
  - Road Setback Along Kingscourt Road
  - Community/Commercial Facilities/Residential Generally 3-5 Storey (Indicative) in Height Landmark Building, 4/5 Storeys (Indicative) in Height as Indication Plan Subject to Design and Layout
  - Higher Density Residential - 45-60 per hectare (18-24 to the acre) Generally 3.5 Storey (Indicative) in Height 4 Storeys (Indicative) in Height at Suitable Locations Subject to Design and Layout
  - Medium Density Residential - 37 - 45 to the hectare (15 - 18 to the acre) Generally 2.5 Storey (Indicative) in Height
  - Community/Leisure/Recreational/Service Facilities to serve site and environs Access from Distributor Road Only (Not higher than 5 storey)
  - Medium/Low Density residential 2 storey
  - Public Square/Civic Plaza
  - Primary School Site
  - Pond/Wetland
  - Open Space

TITLE: CLONMAGADDEN SQZ PLAN

Date: 01 June 2003

Senior Planner: Keith Gilroy

**Location Map Only**

© Ordnance Survey License No. CH 000000



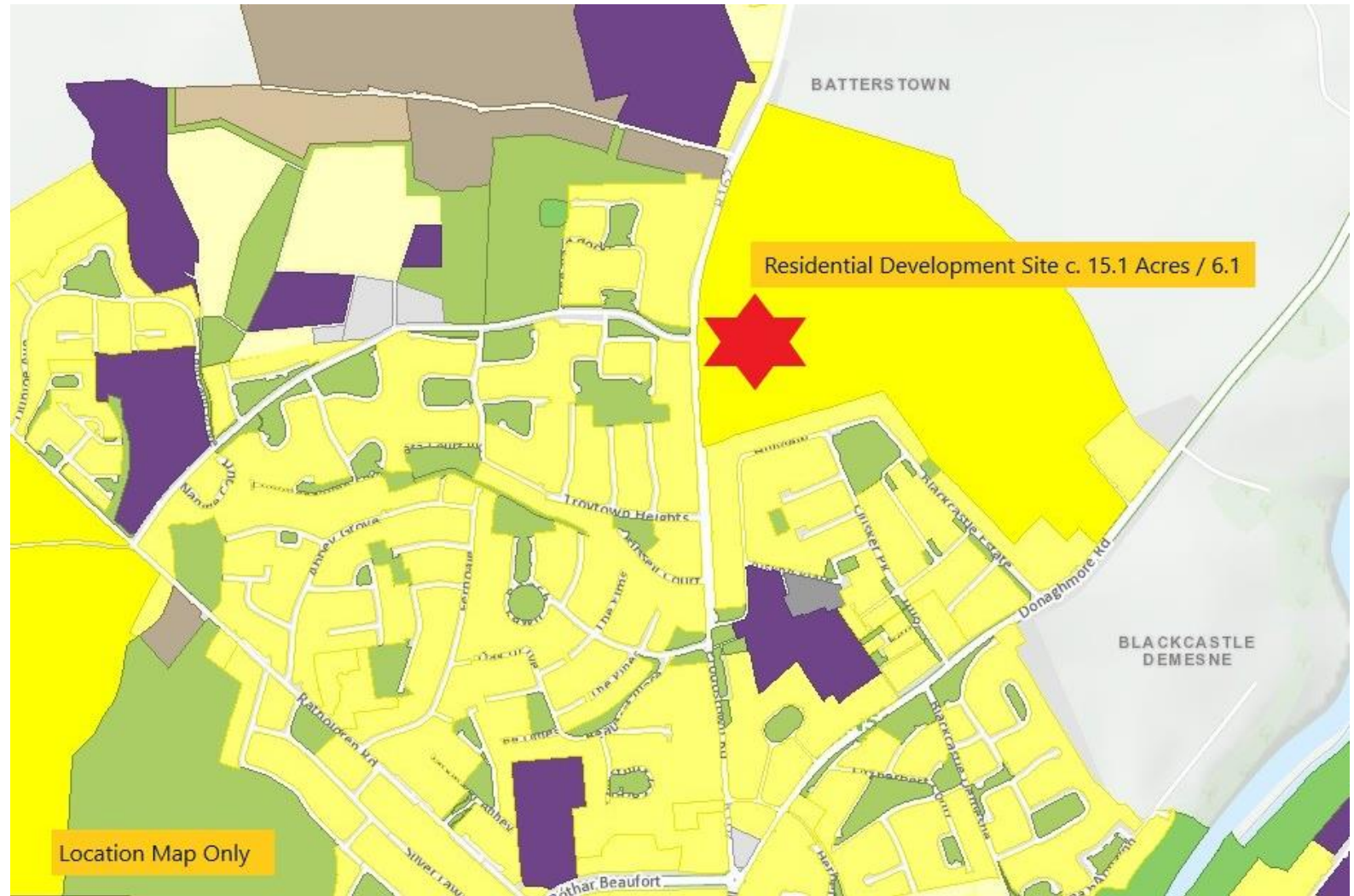
**SELLING AGENT:**

J.P. & M. Doyle,  
105 Terenure Road East,  
Dublin 6,  
D06 X029

**Price Region:** €8,250,000

**Telephone:**  
(01) 490 32 01

**Email:**  
enquiries@jpmdoyle.ie



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.