

# For Sale



0.82 Acre Development Site, (Net Site Area)  
Drumree Road, Dunshaughlin, Co Meath



Sherry FitzGerald Sherry are delighted to present to the open market, 0.82 of an acre / 0.33 of a hectare (Net Site Area) of residential zoned land at Drumree Road, Dunshaughlin, Co. Meath.

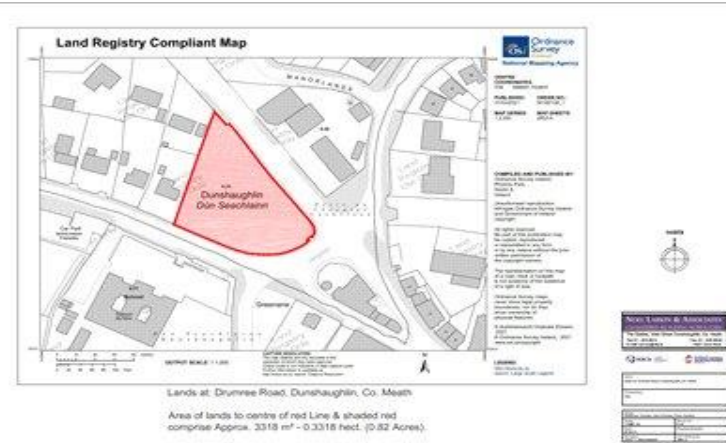
**Title:** Held under folio MH12211 Co. Meath, file plans 18A and 16

It is one of the finest remaining plots of undeveloped zoned land occupying a pivotal position at the leading edge of the extremely popular and well established town of Dunshaughlin.

The town itself has benefited massively from expansion in terms of residential and commercial developments and with the availability of services to the town not to mention the close proximity of the M3 motorway (entry/exit junction 6), Dunshaughlin is now undoubtedly the focus for developers/investors all of whom see this location as a huge development opportunity (subject to full planning permission).

Recent residential projects include The Willows, Fairfield, Cnoc Tiarnach, Dun Rioga, The Rectory and Grange Park.

Recent commercial projects include Aldi and Lidl



### Development Potential

It is our considered opinion this site represents one of the last few remaining high profile residential infill sites (Currently zoned residential - A1).

There is a wonderful opportunity to capitalize on the market demands for family housing/apartments. This site is ideal for a nicely designed residential project to include apartments and/or a townhouse development (subject to planning permission).

Given that the site has substantial road frontage onto two different roads, there is potential for a commercial project as well. (Subject to planning permission and change of zoning)

### Road Frontage

The site has road frontage onto two different roads, extending to approximately 175m. (Drumree road and the Navan Road)



### Site Area

Net site area is approximate 0.82 of an acre / 0.33 of a hectare.

### Zoning

Under the current Meath County Council development for Dunshaughlin 2013/2019 the said site is currently zoned - A1 for residential use, "to protect and enhance the amenity of developed residential communities." Please note a full services site survey was recently completed by the vendors and a copy report is available on request.

### Services

All essential services are adjacent to the site, including mains sewerage, mains water, esb and telecommunications. No services survey has been carried out by the auctioneers. We would advise any interested clients to conduct their own services search.



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**Directions**  
From the M3 motorway, exit at junction 6, proceed towards the town centre via the Drumree Road where the site is located on the LHS at the traffic lights at the head of the main street. Alternately from the R147, approaching the town proceed down the main street to the northern end of the town and the land is on the LHS, see agents 'for sale' board.

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