

Site outlined for identification
purposes only

M2
MOTORWAY

ASHBOURNE
TOWN CENTRE

ALDERBROOK

R135

CHERRY LANE

c.8.54HA (c.21.10 ACRES)
DEVELOPMENT LANDS AT
CHERRY LANE, BALTRASNA, ASHBOURNE, CO MEATH
For Sale By Private Treaty

REA
GRIMES

An aerial photograph showing a large green field outlined in red, situated between a residential area with rows of houses on the left and a larger residential development on the right. The field is divided into several sections by tree lines. In the bottom left corner, there is a brown field. A green text box with white text is overlaid on the top right of the image.

Overview

- Exceptional Development Opportunity S.P.P.
- Lands extending to approx. 8.54 hectares (c21.10 acres)
- Excellent residential location - 700 metres south of Ashbourne town
- Approx. 7.41 hectares (c18.30 acres) zoned A2 Residential in Meath County Development Plan 2013-2019
- The entire lands are located within a framework boundary area of FP OBJ 1

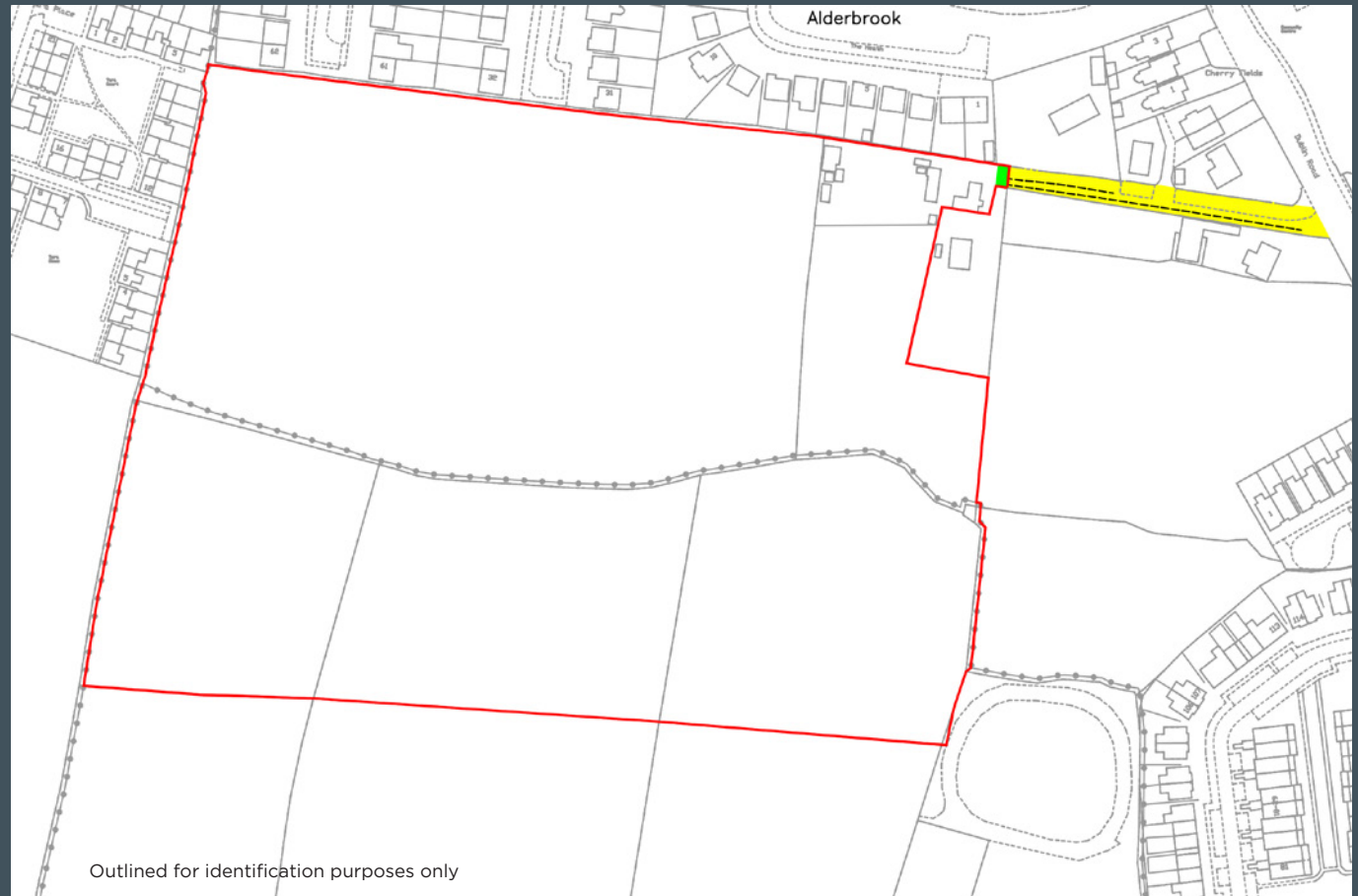
Location

Ashbourne town is located 700 metres to the north of the subject site and access to J3 of the M2 motorway is approximately 700 metres to south of Cherry Lane. Dublin City Centre is 23km with Swords being 15km, Dublin Airport 20km and Blanchardstown being 17km away. All very accessible by the M2 motorway and junction 5 of the M50 being less than 10 minutes drive away.

Bus Eireann and Ashbourne Connect offer bus services to Dublin City Centre, Blanchardstown, Dublin Airport amongst others. The nearest bus stop is a short walk on the R135 by the community centre.

Description

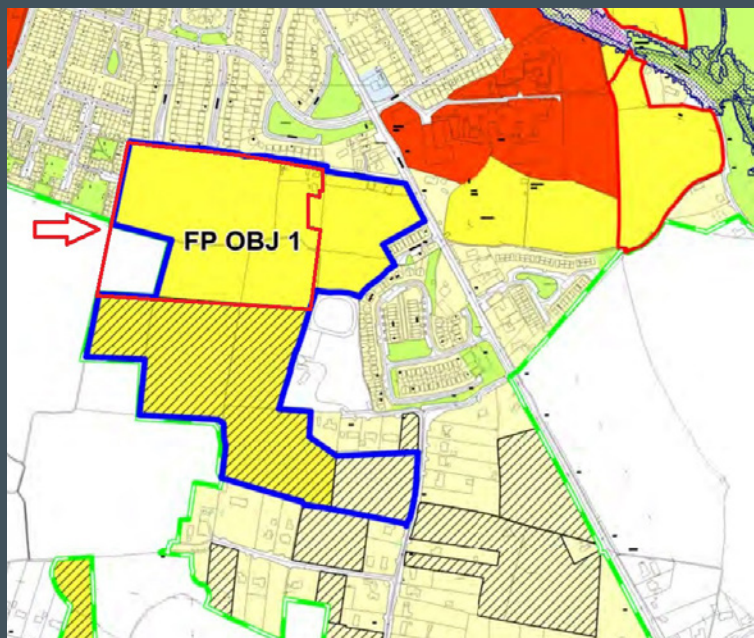
The lands comprise a development site extending to a total area of approx. 8.54 Ha (c.21.10 acres). The lands are regular in shape and level topography and the boundaries are very well defined with hedgerows. There is an existing 3 bedroom bungalow and associated outhouses on the lands providing 80m² (861 sq ft) with porch, 3 bedrooms, reception room and bathroom.



Zoning

The majority of the subject lands comprising approx. 7.41ha (c.18.30 acres) are zoned A2 Residential in the current Meath County Council Development Plan 2013 – 2019

The balance of the remaining lands providing c. 1.13 ha (c.2.8 acres) are currently unzoned / agricultural in the current Meath County Council Development Plan 2013 – 2019. (The Development plan is currently under review).



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Method of Sale

For Sale By Private Treaty

Title

We understand that the property is held Freehold

Services

Interested parties are advised to satisfy themselves on the availability and adequacy of services.

Viewings

All viewings are strictly by prior arranged appointment only through the sole selling agents REA GRIMES

Vendors Solicitors

Frances Barron (Executrix of Sale)
Frances E Barron & Co Solicitors
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BER information

BER: **BER D2**

BER No: 112547880

Energy Performance Indicator: 285.98
kWh/m2/yr

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GRIMES

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