

GRIMES



CLAREMONT STADIUM

COMMONS ROAD

NAVAN

CO MEATH

C15 TX9T

BER D1

FOR SALE BY PRIVATE TREATY

**On the instructions of Duff & Phelps (Receiver)
(Tenants not affected)**

Asking Price: €500,000

- High profile multi sport outdoor stadium extending to c. 2.51 Hectares (c. 6.2 Acres) comprising Folios MH2401L & MH27269
- Clubhouse and multi- sport/ community building of c. 1,350 sq m (c. 14,530 sq ft) with external sporting facilities including 400m Athletic Track, Hammer Throwing cage, 2 X Long Jump pits, Adult Outdoor Fitness Area and full size Soccer Pitch.
- Zoned F1 – “To provide for an improve open space for active & passive recreational amenities” - Navan Development Plan 2009 – 2015 Variation No 2 dated March 2017
- Substantial surface level car park
- Excellent access from M3 (Junction 9) via N51 / Commons Road

For more information please contact REA Grimes on 01 835 0392

FEATURES

- Built c.1981 on c.2.51ha (c.6.2acres)
- Excellent location on the Commons Road in an established residential area
- Mains Water & Electricity
- Extensive road frontage with two separate access points
- 999 year lease from Meath County Council with c. 962 years remaining
- Recent upgrading works to exit & safety lighting and a new boiler installed c. 2016.
- Large car park at surface level
- F1 Zoning – “providing for Open Space for active and passive recreational amenities”
- A number of Clubs & Groups rent the facility on a weekly/ monthly/ annual basis

ACCOMMODATION

STADIUM

Indoor Sports Hall

8 Lane 400 m Athletics Track

Centre green area for Field Events including Javelin, High Jump

2 X Long Jump pits, Hammer Throw Cage external to track

Adult Outdoor Fitness area

Full Size Soccer Pitch

INDOOR SPORTS HALL

4 Badminton Courts / Basketball court

W.C. & shower facilities

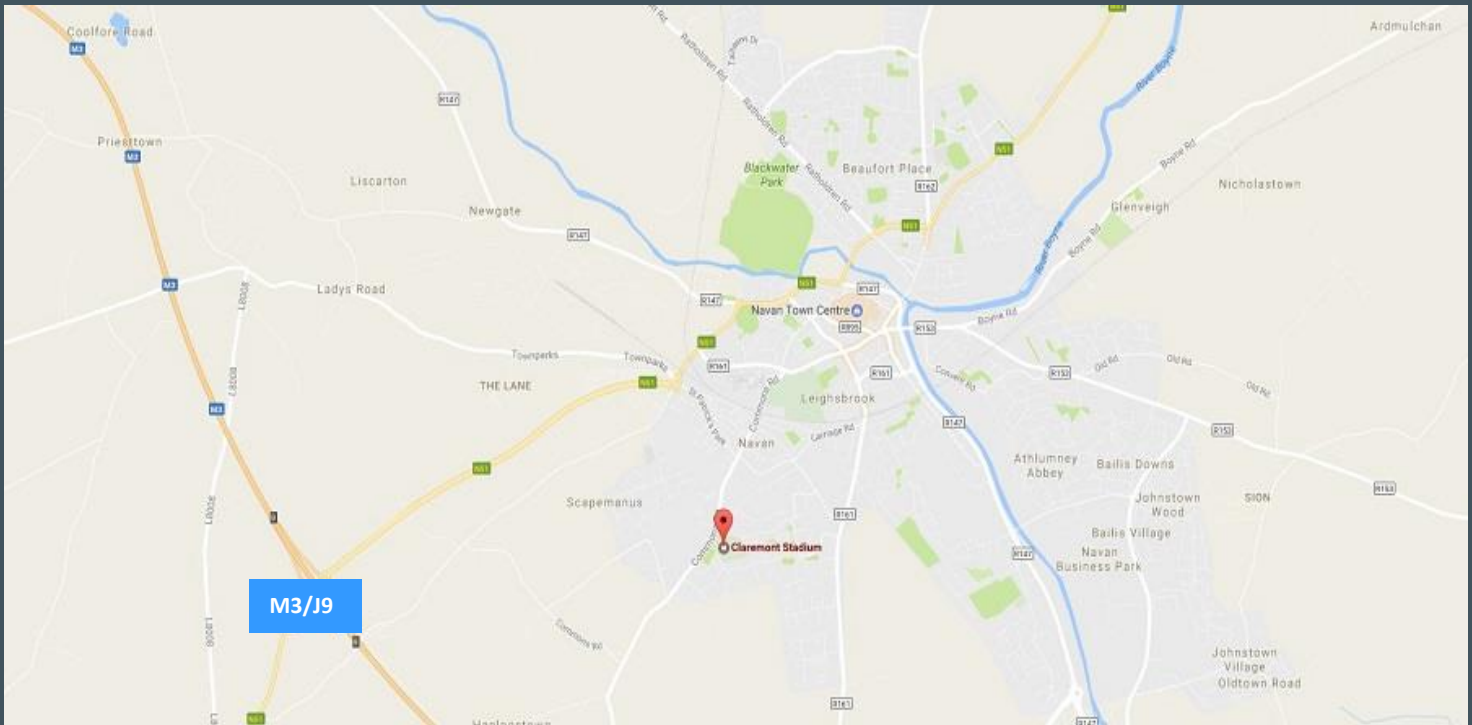
First Floor:

Training & Conference rooms

Computer training room

General training room





For identification purposes only

PRICE

Asking Price €500,000

VAT

Await confirmation of VAT treatment

RATES PAYABLE

Confirmation awaited

RENTAL INCOME

Confirmation awaited We understand that the property has a number of sporting bodies and clubs contributing to the rent – which is to be confirmed.

VIEWING

**Strictly by Prior appointment with
Sole Selling Agents REA GRIMES:**

Siobhán O'Sullivan BSc(Hons) MSCSI MRICS QFA
Paul G. Grimes BSc (Surv), MRICS, MSCSI

T: 01 835 03 92

E: paul@reagrimes.ie / siobhan@reagrimes.ie

REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

PRSA Licence No 001417

DIRECTIONS

From Dublin: Travelling east on the M3, continue taking Exit 9 of M3 Motorway onto the N51, signposted Delvin/ Navan North. Take the exit for N51 / Navan town centre, at the next roundabout, take the 3rd exit onto St Patrick's Park. Continue straight and at the traffic light junction turn right onto Commons Road (past Joe Duffy Garage). Continue straight for approx. 500m. Claremont Stadium on the left hand side.

See REA GRIMES 'For Sale' sign.

BER Information

BER: D1

BER No: 800569535

Energy Performance Indicator: 1149.85 kWh/m²/yr



WWW.REAGRIMES.IE

CALL NOW ON +353 (0) 1 8350392
PRSA Licence No 001417