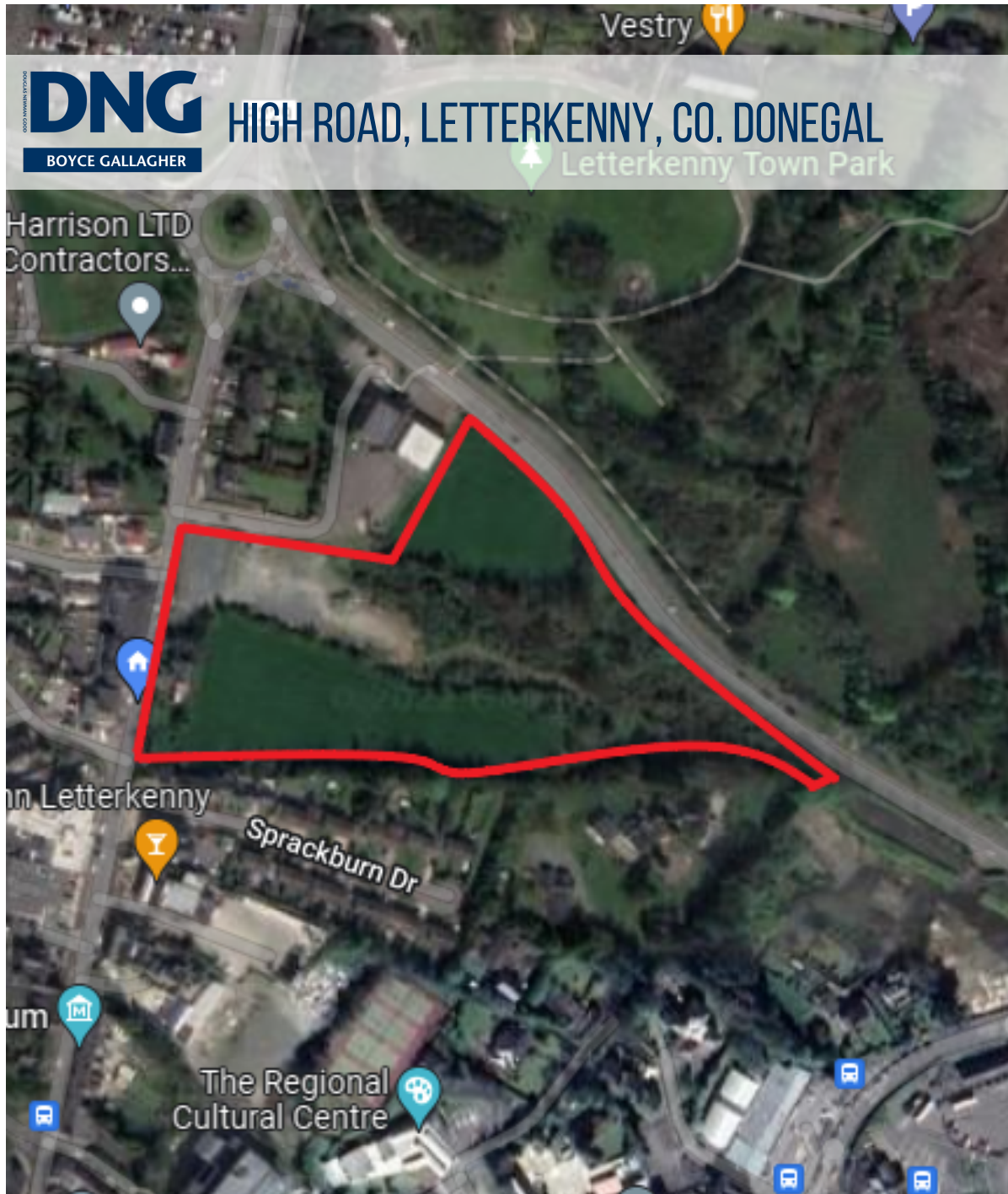


FOR SALE HIGH ROAD, LETTERKENNY, CO. DONEGAL



PRIME DEVELOPMENT SITE CIRCA 8 ACRES

ZONED 'ESTABLISHED DEVELOPMENT / MIXED USAGE' IN THE COUNTY DEVELOPMENT PLAN '18-'24



LOCATION

DNG Boyce Gallagher are proud to present this high-profile development site to the market. Rarely does such an exciting opportunity arise to purchase a site in Donegal so versatile and strategically located.

Letterkenny is the administrative, commercial, educational, and principal county town in Donegal, with a population of 19,274.

Centrally and conveniently located at the top of the High Road, the site offers enviable road frontage within metres of Letterkenny Main Street. Within walking distance of Letterkenny Bus Station, and just over 1 km from LYIT, this site is perfectly located to access all shops, restaurants, and amenities on foot. Heading north, the site is opposite Letterkenny Town Park, within a few hundred metres of Letterkenny University Hospital, and offers easy access to many of the town's other major employers such as Pramerica and Optum Health Care.



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DESCRIPTION

Comprising a total of 3.33 Hectares / 8.23 acres within Folios DL71350F and DL30822.

Immediately south of the site is a small residential cul-de-sac, the northern boundary edges the towns Fire Station, while the west and eastern boundaries abut High Road and De Valera Road respectively.



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DEVELOPMENT

The site is Zoned 'Established Development / Mixed Usage' in the County Development Plan 2018-2024 and could lend itself to an array of development opportunities.

Planning permission was granted for the site in 2004 for a development comprising:

- 6 Retail Units
- 190 Apartments
- 17 Duplex Units
- 18 Townhouses

While this planning permission has since expired, we believe that due to the high level of demand in the town, permission for an even more substantial development may be achievable.



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