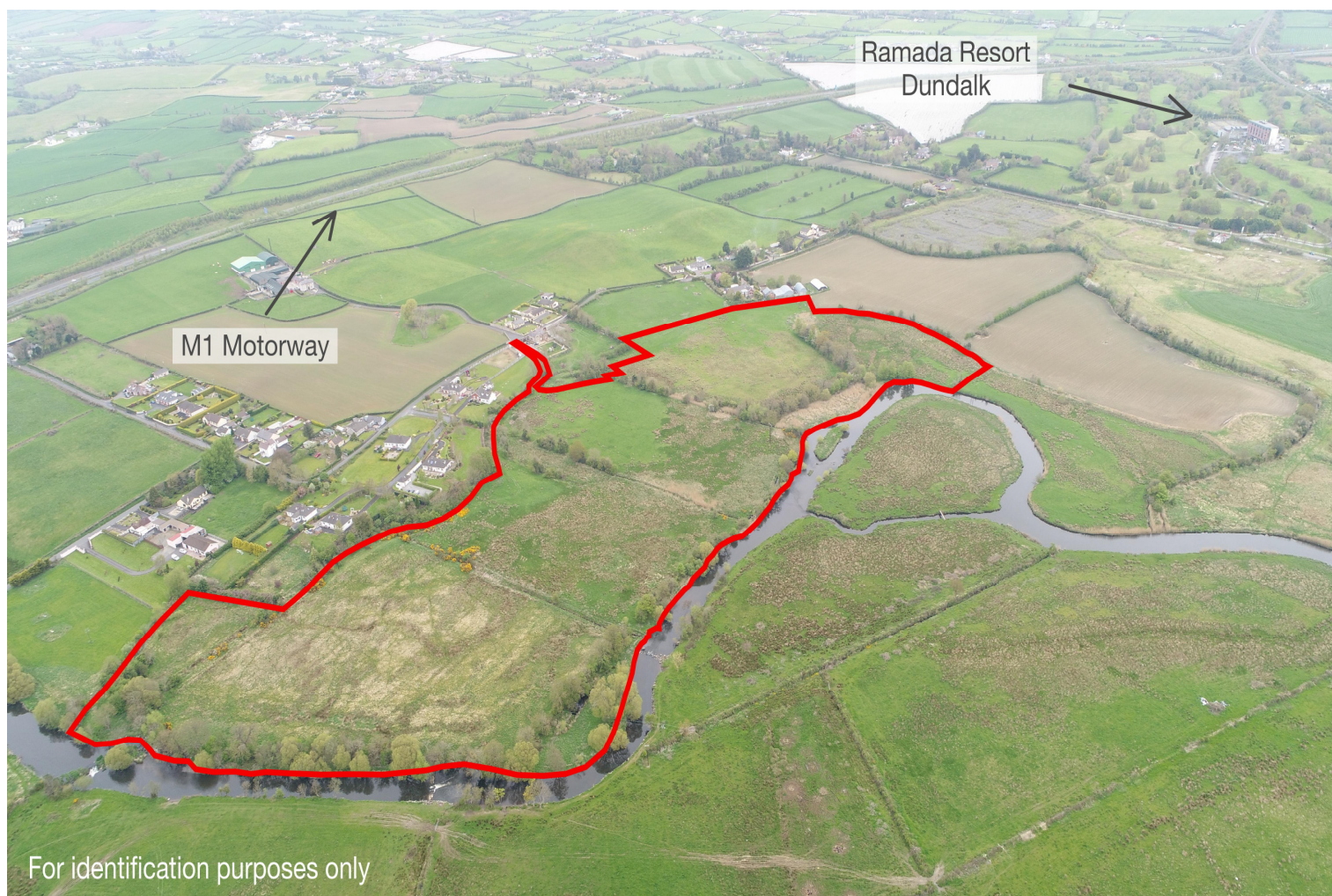


REA

GUNNE PROPERTY



c.33.33 acre development site zoned 'Employment Mixed Use'

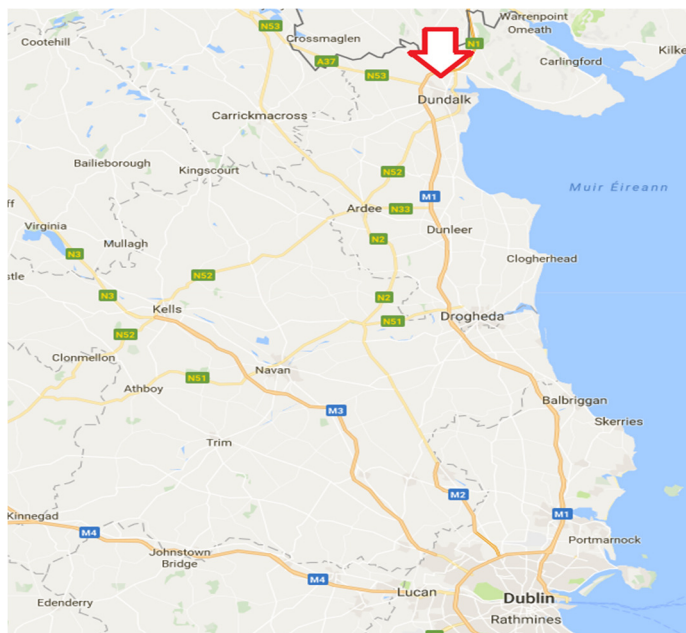
FOR SALE BY PRIVATE TREATY

c.33.33 Acres
Stranacarry
Kilcurry
Dundalk
County Louth

AMV €395,000

LOCATION & DESCRIPTION

The subject lands comprise c.33.33 acres in a single holding and whilst currently used for agricultural purposes, the lands form part of a larger holding zoned for development. A large section of the neighbouring lands have secured an extension to a previous grant of planning permission for a Business Park (planning reference: 09/803 – Louth County Council). The Ramada Resort Dundalk, which has been upgraded in very recent times, is located opposite the proposed entrance to the aforementioned proposed Business Park. The subject lands are approximately 2.5 km from Dundalk, the administrative capital of the North East and located midpoint between the two capitals on the East Coast Economic Corridor. Whilst there is no direct access onto the M1, travelling in the opposite direction provides ease of access to Dundalk's inner relief road offering numerous alternative routes to the lands. Having benefited greatly from the development of superb infrastructure, Dundalk is now only approximately 45 minutes' drive time to both airports and 20-minutes to the deep-sea port of Greenore, Co. Louth.



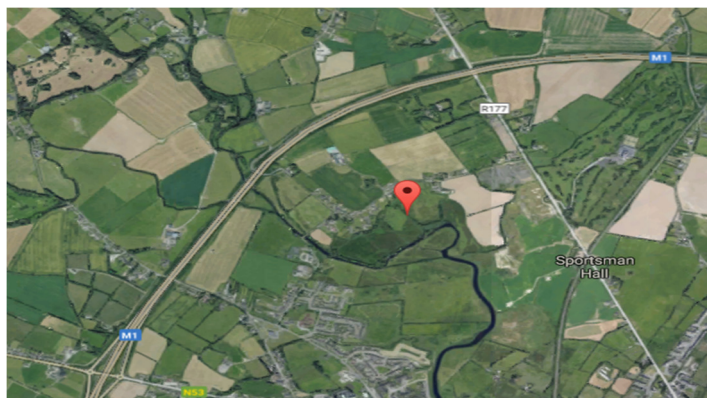
ZONING

The subject lands are currently zoned: **'Employment Mixed Use'**, which permits for the following: commercial car park, car showroom, conference centre, crèche, light or heavy industrial, recycle facility. The following are also open for consideration: abattoir, allotments, cash & carry, cemetery, church, community facility, funeral home, garden centre, hostel, hotel/motel, medical surgery, motor sales/repair, petrol station, restaurant/café.

These lands offer an astute purchaser fantastic medium to long term development potential with mains services and high levels of capital expenditure already in place.



The Ramada Resort Hotel (in close proximity)



Contact Negotiator:

Michael Gunne, MRICS, MSCSI

M: +353 86 389 0009

E: m.gunne@reagunneproperty.ie

VIEWING

Strictly by appointment with the sole Agents.

Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.