

Ardee



For Sale

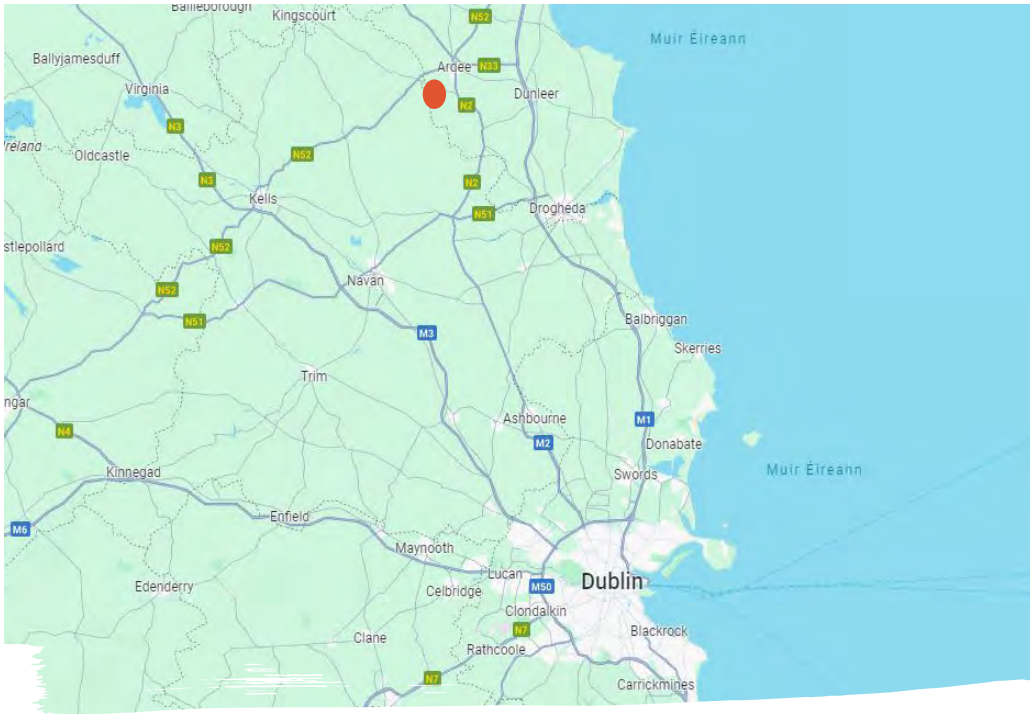
6.42 Acres Zoned "GE" General Employment
Land in Ardee, Co Louth

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Location

- Situated in the commuter town of Ardee, Co Louth located near the junction of the N52 and N2 National Road
- The lands have good accessibility with proximity approx. 27km from Drogheda and 21km from Dundalk town centres
- Strategically located providing convenient access to both Dublin and Belfast through the nearby M1 motorway
- The surrounding area comprises a mix of warehousing, agriculture and residential
- Latitude 53.852956, Longitude -6.546683

Travel Times

	Ardee Town Centre	– 4 minutes
	N2, N33 & N52 Interchange	– 7 minutes
	M1 Motorway	– 10 minutes
	Dundalk Town Centre	– 23 minutes
	Drogheda Town Centre	– 24 minutes
	Dublin Airport	– 40 minutes



6.42 Acres of Land in Ardee, Co Louth

Price

On application with the sole joint agents

Terms

For Sale by Private Treaty

Viewing

Strictly by appointment only with the sole joint agents

Building Energy Rating

BER Exempt

Description

- The site is approximately 6.42 acres (2.59 hectares), is currently undeveloped and consists of open fields
- The land is a regular rectangular shape with mostly flat terrain
- Suitable for a wide variety of uses subject to planning permission
- The lands are favourably zoned 'General Employment' under the Louth County Development Plan 2021 - 2027
- Mains services in close proximity

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