



# For Sale (By Private Treaty)

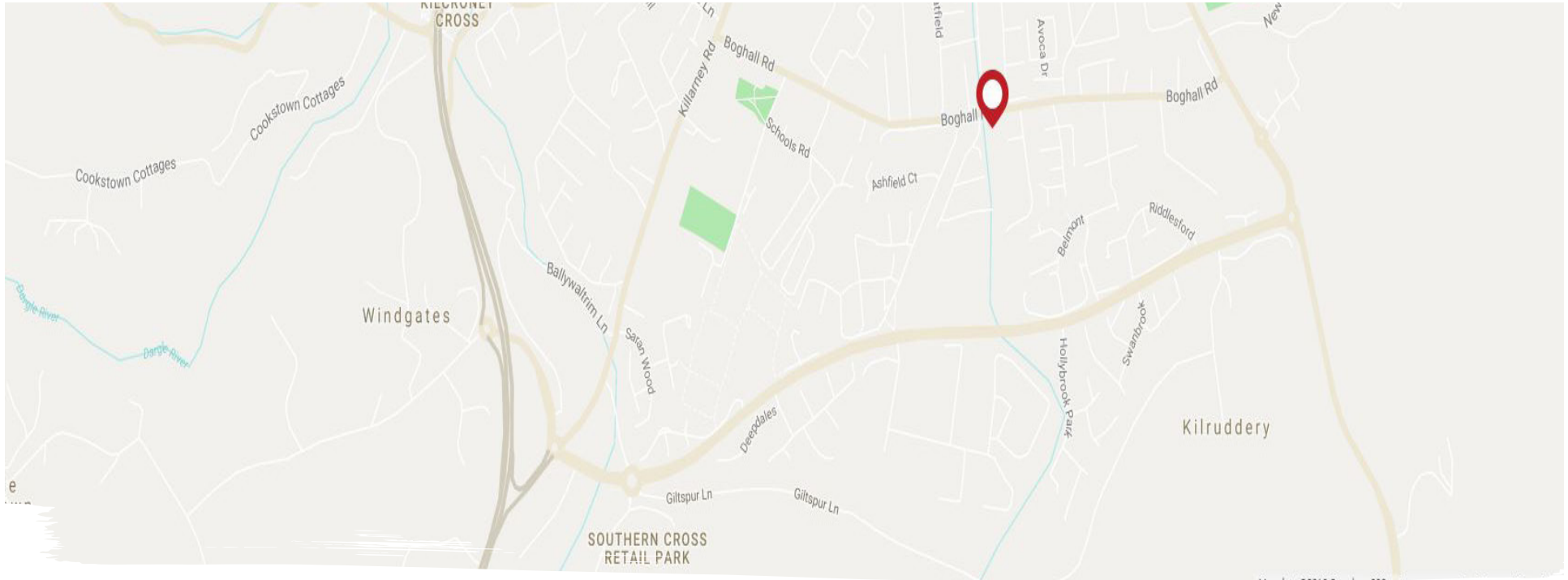
**Boghall Road, Bray, Co Wicklow**

**Commercial Development Sites from 0.5 - 1.15 Acres**

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## Location

- Located directly off Boghall Road just 2 km south of Bray Town Centre
- Approx. 2.4 km from the N11 which forms an extension of the M50 orbital motorway around Dublin
- The M50 offers excellent access to the main arterial routes to and from Dublin and Dublin Airport
- Dublin City Centre is located approximately 24 km from Bray

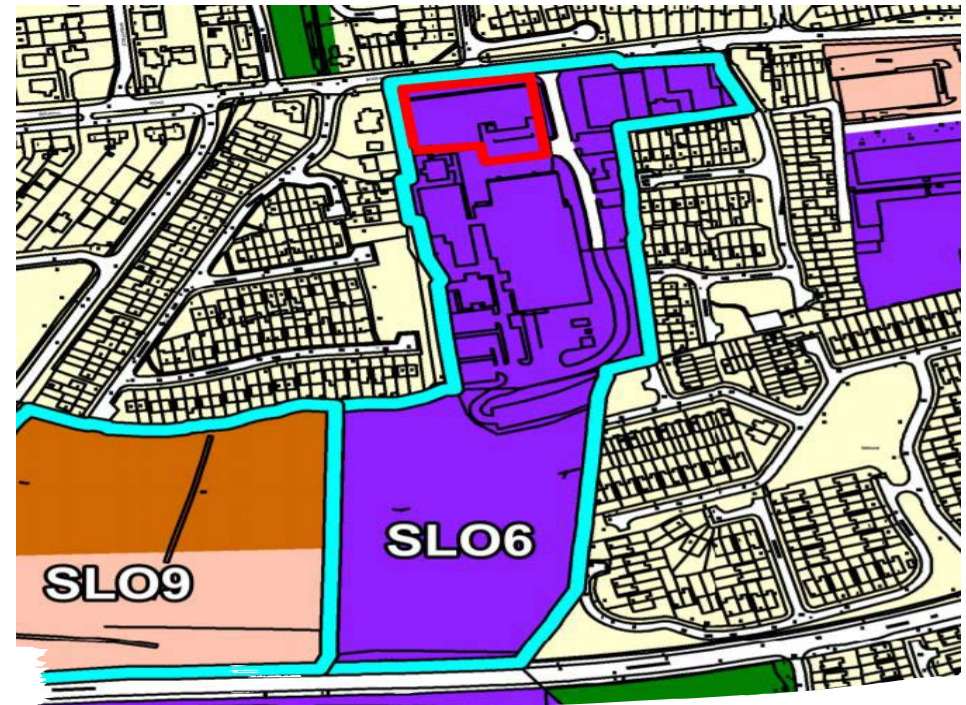
## Travel Times

- 🚗 N11 Motorway – 5 mins
- 🚗 Bray Town Centre – 7 mins
- 🍷 Greystones – 8 mins
- 🏠 Carrickmines – 13 mins
- 🚆 Sandyford – 15 mins

## Nearby Occupiers







Extract from Bray Municipal District Local Area Plan 2018

## Description

- Regular shaped high profile commercial development sites from 0.5 - 1.15 Acres
- Alternative lands available on request
- Highly visible to the Boghall Road with 85m of road frontage
- Accessed directly from public road linked to Boghall Road
- Suit a range of commercial uses, subject to Planning Permission

## Town Planning

Under the Bray Municipal District Local Area Plan 2018 the lands are zoned Objective E1: Employment “To provide for the development of enterprise and employment. To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment”.

## Title

- Freehold, subject to commercial uses only

## Services

- Access to all mains services available

# Boghall Road Bray Co Wicklow A98 VR72

## Terms

Available For Sale by Private Treaty

## Price

On Application

## Viewing

Strictly by appointment only

## Enquiries

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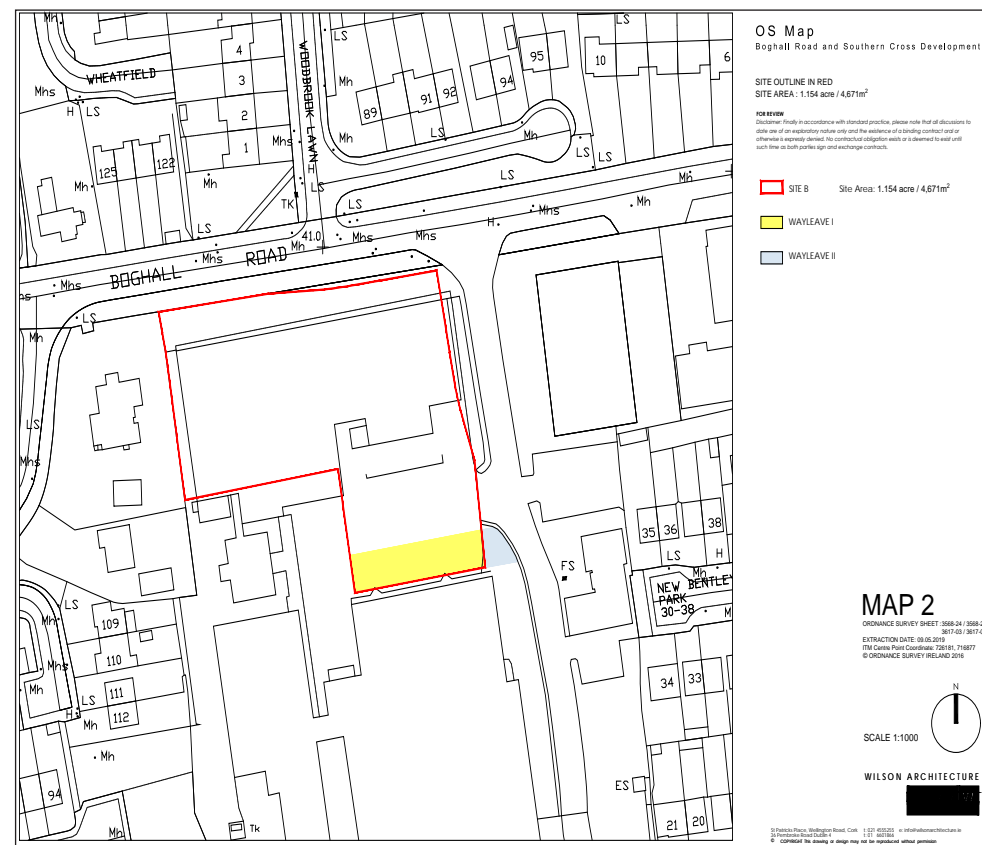
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Proposed Site Plan (site outlined in red)

 @JLL Ireland

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