

savills

HUGH MORRIS  
ALLIANCE AUCTIONEERS

# Backlands

## Bective Street, Kells, Co. Meath

APPROX. 13.2 Ha (33 Ac)



FOR SALE BY PRIVATE TREATY

# Property Highlights



Site extending to about **13.2 Ha (33 Ac)**



**Zoned** A2-New Residential, C1-Mixed Use and F1-Open Space



Well located site in the heart of **Kells Town**



Objective to allow **retail outlet village** in county development plan



Opportunity to deliver a **large residential and commercial development**



Office building producing **annual income** (rental income available on request)



Site Outline for Identification purposes only

# Description

Known as the Backlands, the entire landholding is approx. 13.2 Ha (33 Ac). The site represents a unique opportunity to create a significant large scale residential and commercial development.

The existing office building located to the north of the lands is fully occupied and producing an annual income. The lands has a mixture of zoning objectives which include New Residential, Mixed Use and Open Space under the Meath County Development Plan 2021-2027.

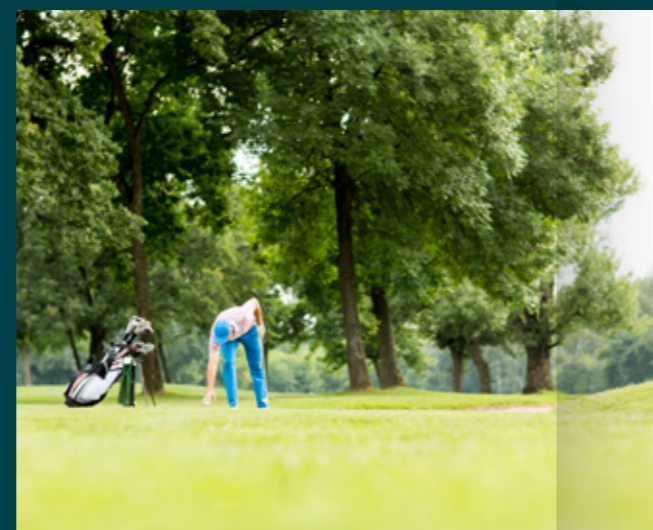
The subject site is irregular in shape comprising a large greenfield development site in the heart of Kells Town. The lands are relatively flat, with defined boundaries made up of hedgerows and wooden fencing.

The site benefits from three access points, two along Bective Street and the other facing onto the R147 road. Kells is one of the only towns in Ireland which sits on two national corridors, M3/N3 & N52.

# Location

The subject property is located on Bective Street, approximately 170 metres east of its intersection with the R941 (Barlath Road).

The M3 (exit 10) is located within 1.1km, providing easy access to the M50 and all main arterial routes. Kells Town has seen continued population growth over the last number of years with a strong diverse economy. It provides for an employment centre in the north of the County as well as an attractive Commuter town.





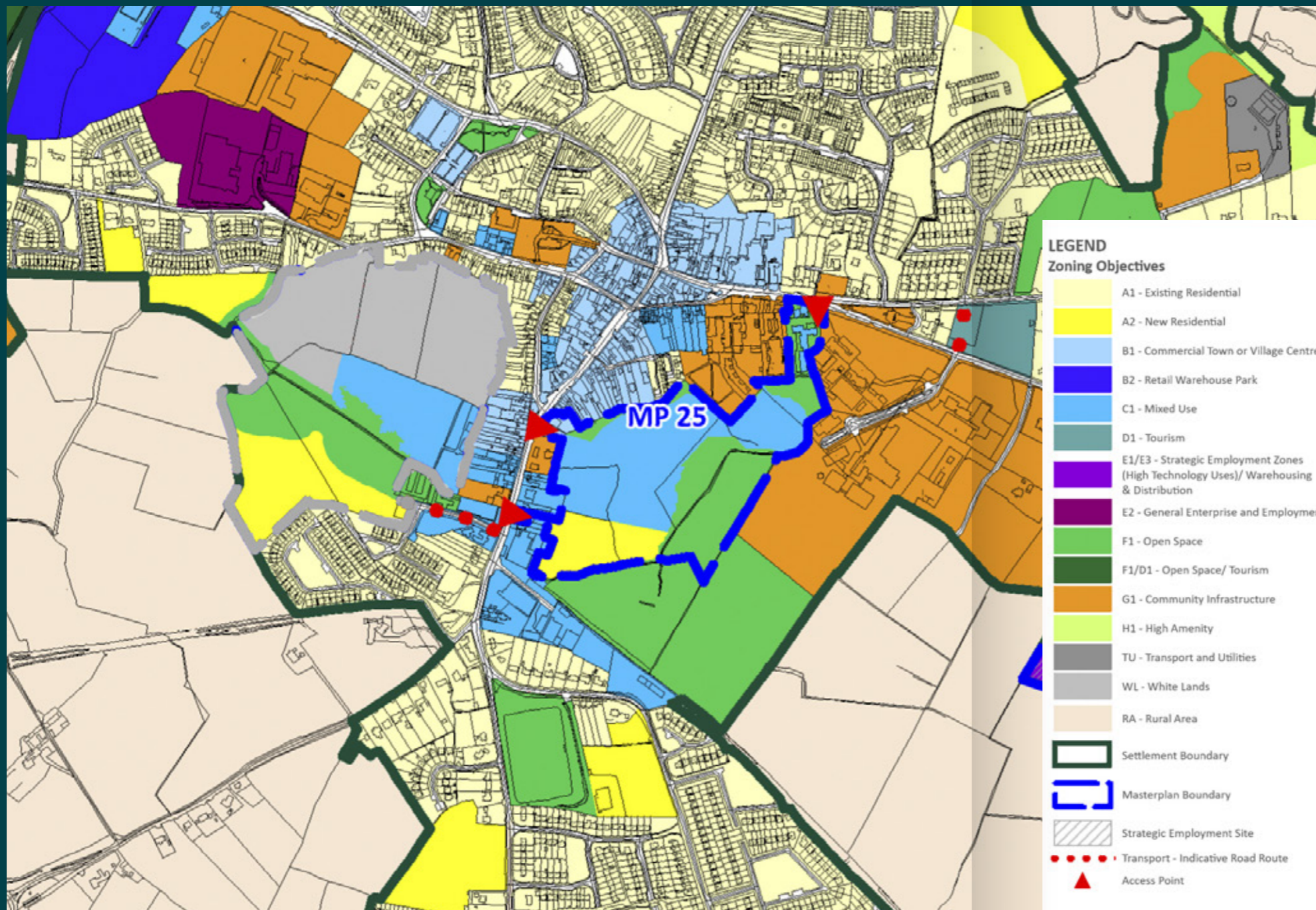
# Zoning

The subject site has a mixture of zoning objectives, which include A2-New Residential, C1-Mixed Use and F1-Open Space under the Meath County Development Plan 2021-2027.

The 'Backlands' (MP 25) have been identified for residential, tourism, open space, and commercial uses. Any commercial development shall be complementary to the town centre and shall ensure permeability and connectivity with the key shopping streets in the town.

Residential development shall meet the changing needs of the residents of Kells and shall ensure there is an appropriate mix of accommodation. This accommodation shall be designed and orientated to maximise proximity to the open space lands, which will ensure there is surveillance of this open space whilst also promoting an active lifestyle in the town centre location.

As Kells continues to develop as a tourist destination there is an opportunity to provide lands for tourism related uses in proximity to the town centre. The provision of such facilities would assist in the economic development of the town.



# Meath County Development Plan

The subject site known as the 'Backlands' or MP25 as identified on the county development plan is one of 4 master plan areas identified in Kells.

The purpose of a Master Plan is to ensure an integrated approach is taken to the phasing, management, and development of lands within the Master Plan Area. A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Planning Authority.

The description of the MP 25 is as follows; The lands in the 'Backlands' Master Plan area are located to the south of the town centre and are zoned for residential, recreational, commercial, and community uses. The distribution of the land uses within the Master Plan area shall be agreed with the Planning Authority as part of the preparation of the Master Plan and shall be in accordance with the following requirements:

1. No more than 35% of the Master Plan area shall be identified for 'New Residential' development
2. At least 20% of the Master Plan Area shall be identified as an Area of Active Open Space
3. No more than 45% of the Master Plan Area shall be identified for commercial and tourism uses. Whilst a residential use may be acceptable on the commercial/town centre lands, this use must be ancillary to any retail/commercial or office type use such as 'above ground' or 'Living Over the Shop' accommodation.



## Further Information

### Method of Sale

The subject site is being offered for sale by Private Treaty.

### Title

We understand that the property is held freehold.

### Services

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.



## Contacts



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