



Main Street
Slane, Co. Meath

Extensive Re-development Property in a Prominent Village Centre

Lots A & B

ROBT. B. DALY
Estb. 1834 & SON LTD.

Established 1834

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**Main Street
Slane
Co. Meath C15 EK46
0.142 Acres**

For Sale by Private Treaty

Landmark Building on High Profile Site with an Attractive, Distinct Facade and an Abundance of space

**Together with a rear development site (For Sale in 2 lots)
In need of major refurbishment**

Listed Property: 14315036

Summary

Slane is a delightful village synonymous with its distinctive village layout, historic structures, and charm. It is located in the centre of the Boyne Valley Tourism hub.

The building showcases numerous notable features and details, of particular interest are the oriel windows, which are distinctive and not found elsewhere in the village. The entire façade of the building is imposing and attractive. It commands an impressive frontage of 25 meters, Altogether it commands presence.

The rear of the site (Lot B) has an abundance of space and may suit redevelopment into a high-rise project. The outbuildings allow for further ideas and conversion.

The property boasts an ideal blend of commercial and residential space, positioning it as a lucrative investment prospect.

The Opportunity

This property presents a remarkable opportunity for prospective buyers looking to acquire a prominent property located on the Main Street, Slane.

Upon refurbishment, the premises can be designed to accommodate various business endeavors: accommodation, retail, commercial etc.

With Slane being a favourite tourism destination and being in the midst of several renowned wedding venues (Tankardstown House, Ballymagarvey Village, The Old Mill Slane, The Conyngham Arms) it would be ideal for a select accommodation redevelopment.

For tourism traffic there is also the nearby Newgrange Tumulus - A UNESCO World Heritage Site, Oldbridge Estate with the enactment of the Battle of The Boyne, Knowth, Dowth, Monasterboice Round Tower etc.

This property may suit:

- Residence and B&B
- Boutique Hotel
- Air B&B



The renowned Slane Castle is at the edge of the village and houses the infamous Slane Concert, together with the Slane Castle Whiskey Distillery and visitor centre (James Bean brand) The Francis Ledwith Poets Museum is at the edge of the village.

This is an established hub for visitors to the Boyne Valley, and the property offers potential for growth and expansion in the tourism industry sector.

The Property contains an impressive floor area of approximately:

Ground Floor Area of: 345 sq m / 3713 sq ft

First Floor Area of: 170 sq m / 1830 sq ft

Zoning

The entire property has a favourable zoning of “B1 Commercial Town or Village Centre” in the “Meath County Development Plan 2021-2027”

Features & Zoning

- The property is a uniquely designed building located on a prominent streetscape, exuding character and charm with three entrances off the main street
- Slane is a tourist hub for the Boyne Valley. Nearby sites include Newgrange (Brú na Bóinne), Neolithic sites at Knowth & Dowth, Slane Castle & Distillery to name a few
- The property presents various opportunities for renovation and holds significant potential for expansion into tourist accommodation
- The vehicular side access is part of the site and allows access to the garden and the development site to the rear of the building. The access route also provides a right of way to the car park

Protected Structure

The property is designated as a protected structure in Co. Meath and holds significant architectural and technical interest.

If contemplating major works to a protected structure, pre-planning consultation with the local authority may be advisable.

The survey details are as follows:

- Registration Number (NIAH): 14315036
- Categories of Special Interest: Architectural, Technical
- Date of Construction: 1860 - 1900
- Coordinates: 296180, 274188



Location

Slane village, located in County Meath, forms an exquisite part of the Irish landscape, a mere 30-minute drive to the north of Dublin. Nestled in the heart of the Boyne Valley, an area renowned for its historical significance and natural beauty, this idyllic village offers a charming and picturesque setting.

Directions

The Eircode is: C15 EK46

From Dublin

Merge onto the M50 and head north. Take the exit for the M1 (towards Belfast/Drogheda). Take the exit at Junction 10 for the N51, signposted for Drogheda (North)/Slane/Navan. At the roundabout, take the 3rd exit and continue on the N51 for approximately 10 kilometers (about 6.2 miles). The N51 will take you directly to Slane

From Drogheda

From Drogheda take the R132 road. Follow the signs for the N51 towards Slane. Stay on the N51 for approximately 10 kilometers (about 6.2 miles). The N51 will take you directly to Slane



Executive Summary

- Property on Main Street Slane is in 2 Lots
- Lot A: Front Buildings, incorporates dwelling, supermarket, overhead accommodation, rear garden and 2 stone outbuildings. The building comprises of the ex-retail supermarket c. 1700sq ft / 158 sq m, with a residence on the west side and rear and overhead accommodation. There are approximately 15 rooms in total
- Lot B: rear Site – zoned town centre – ideal for a high-density village development. There are several existing structures on the site.
The site measures c. 6190 sq ft / 575 sq m
- Side Access. The property benefits from the ownership of the side lane-way (west side of the property) The Hotel Car Park has also a right-of-way over this lane-way.

Former Uses

Portions of the property were formerly used as a Bottling Plant, a supermarket, a Hair salon, antique showroom, a residential house etc

BER Exempt

Price On Application

Viewing

Frank Flynn FRICS, FCSI
R. B. Daly and Sons Ltd.
30 Laurence Street
Drogheda

T: 041 9838607

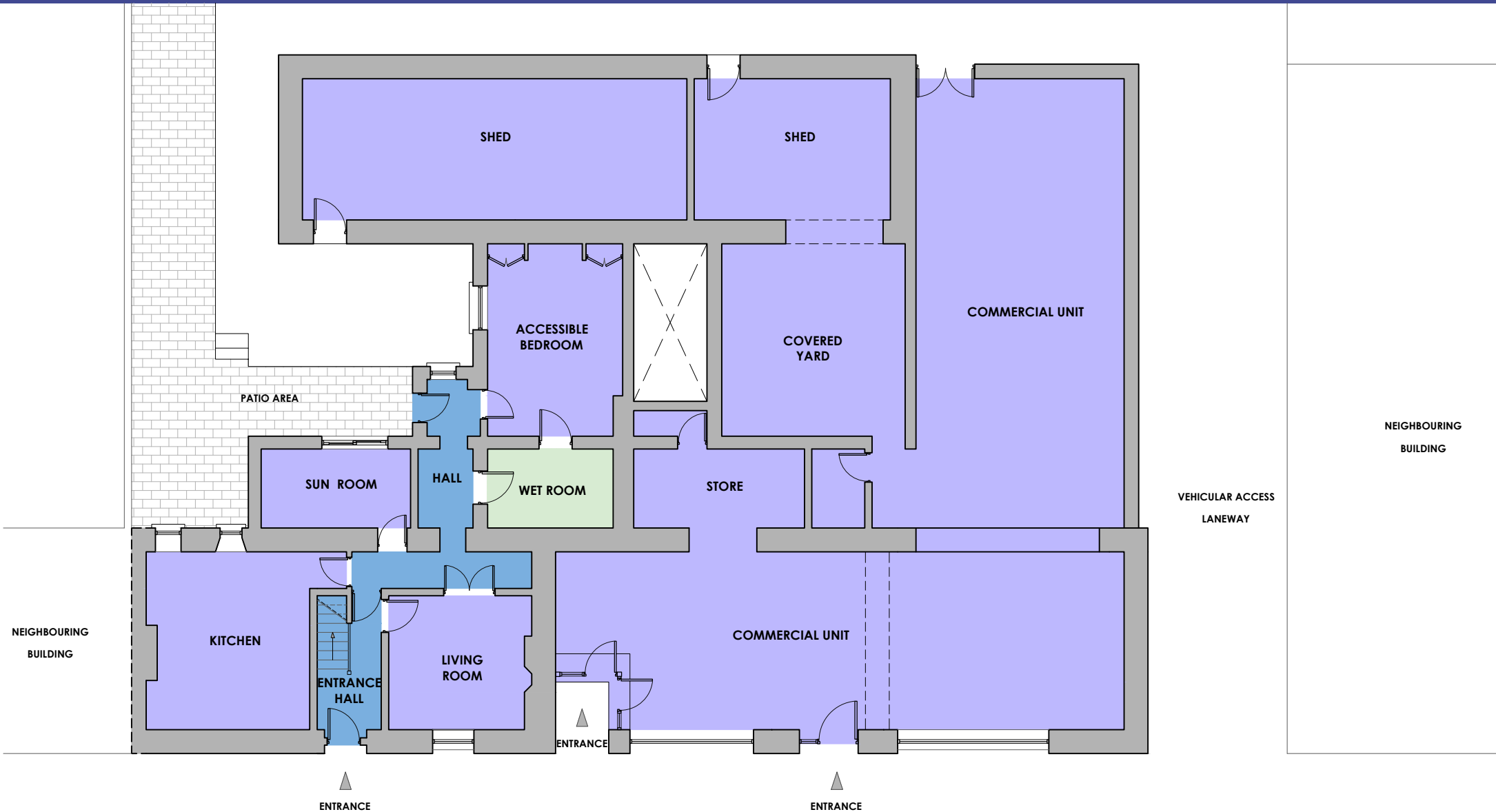
E: frank@rbdaly.com



NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

Main Street Slane, Co. Meath Ground Floor Plan

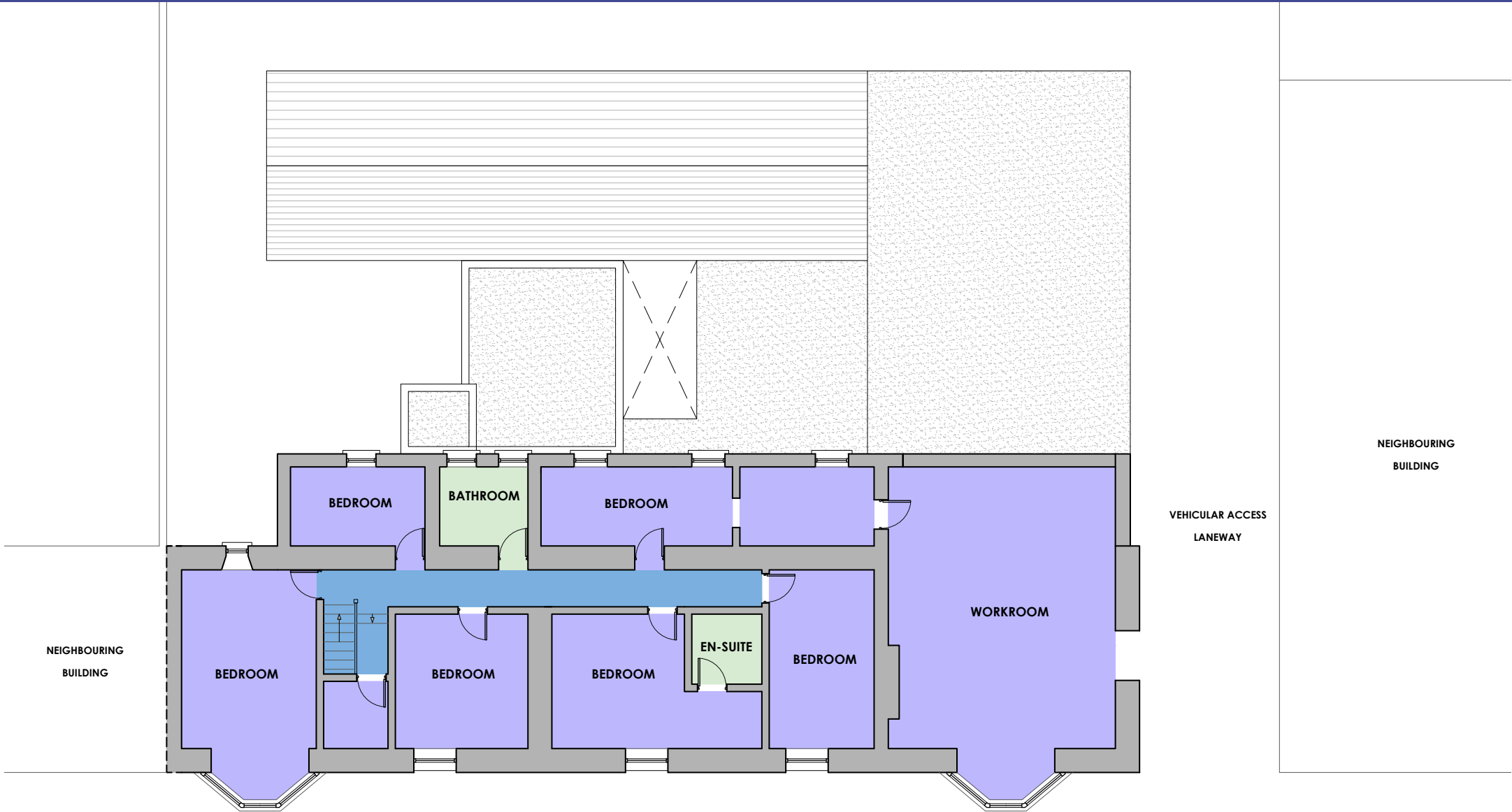
Not to Scale - Not to be relied upon



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Main Street Slane, Co. Meath First Floor Plan

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Site Map



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