

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, enclosed within a thin white square border.

savills

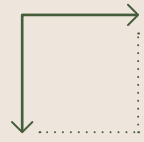
1.136 - ACRE (0.46 HA) RESIDENTIAL SITE AT

# HARDMAN'S GARDENS

DROGHEDA, CO. LOUTH

EXCELLENT RESIDENTIAL LED DEVELOPMENT OPPORTUNITY WITH F.P.P. FOR 42 UNITS  
FOR SALE BY PRIVATE TREATY





The subject site totals 1.136 acres (0.46 ha) and includes five derelict terraced houses fronting onto Hardman's Gardens, with open space to the rear.



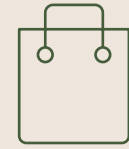
Excellent location north of the River Boyne between Our Lady of Lourdes Hospital Drogheda and the Town Centre.



Zoned "A1 Existing Residential" under the Louth County Development Plan 2021–2027.



Full Planning Permission (Ref: 228) for 42 residential units and a two-storey building with three commercial units.



Includes 490 sq m of commercial space with permission for a bakery, pharmacy, and medical centre.





# LOCATION

The site is located in Drogheda, Co. Louth, approximately 49 km north of Dublin City Centre.

Situated on the River Boyne, Drogheda is a well-located urban centre with historical significance, a working port, and an established industrial base.

Drogheda is in close proximity to the M1 motorway, allowing for convenient access to both Dublin and Belfast. The site is situated less than 2 km from MacBride Train Station, which offers direct rail services to Dublin City in just 35 minutes.

The area is well-served by educational facilities, including secondary schools such as St. Oliver's Community College, St. Joseph's CBS, and Sacred Heart Secondary School, as well as the Drogheda Institute of Further Education. Drogheda is also home to Our Lady of Lourdes Hospital, a major healthcare facility serving the northeast region.

The town offers a wide range of amenities, including restaurants, bars, and shops such as Scotch Hall Shopping Centre, Laurence Town Centre, M1 Retail Park and Drogheda Retail Park. Drogheda also boasts multiple sports facilities including Drogheda United Football Club, several GAA clubs, rugby clubs and fitness centres, catering to all ages and interests. Residents can enjoy several stunning beaches along the east coast, including Bettystown, Laytown, and Clogherhead, all within a 20-minute drive of the Hardman's Gardens.







## DESCRIPTION

The site currently comprises five no. derelict terraced houses fronting Hardman's Gardens.

The proposed development has generally flat topography and extends to approximately 0.46 Hectares (1.136 Acres). The site is accessed via Hardman's Gardens along its western boundary. Existing residential developments on Regent Place and Scarlet Crescent bound the site to the south and west with a Centra convenience store to the north.



# Planning

The site benefits from F.P.P. for a residential development comprising 42 residential units with medical support services (ref: 228) plus the demolition of the existing houses. The approved plans include a two-storey commercial building, providing space for a bakery, pharmacy, and medical centre. The development allows for the demolition of the existing five terraced houses to create a vibrant and purpose-built community environment.

The consent includes provision for a dedicated open space play area with gym equipment, along with 46 car parking spaces and 125 bicycle spaces located at both podium and street level, enhancing convenience and recreational opportunities for residents. The development benefits from a pedestrian and cycle entrance located at Scarlet Crescent.

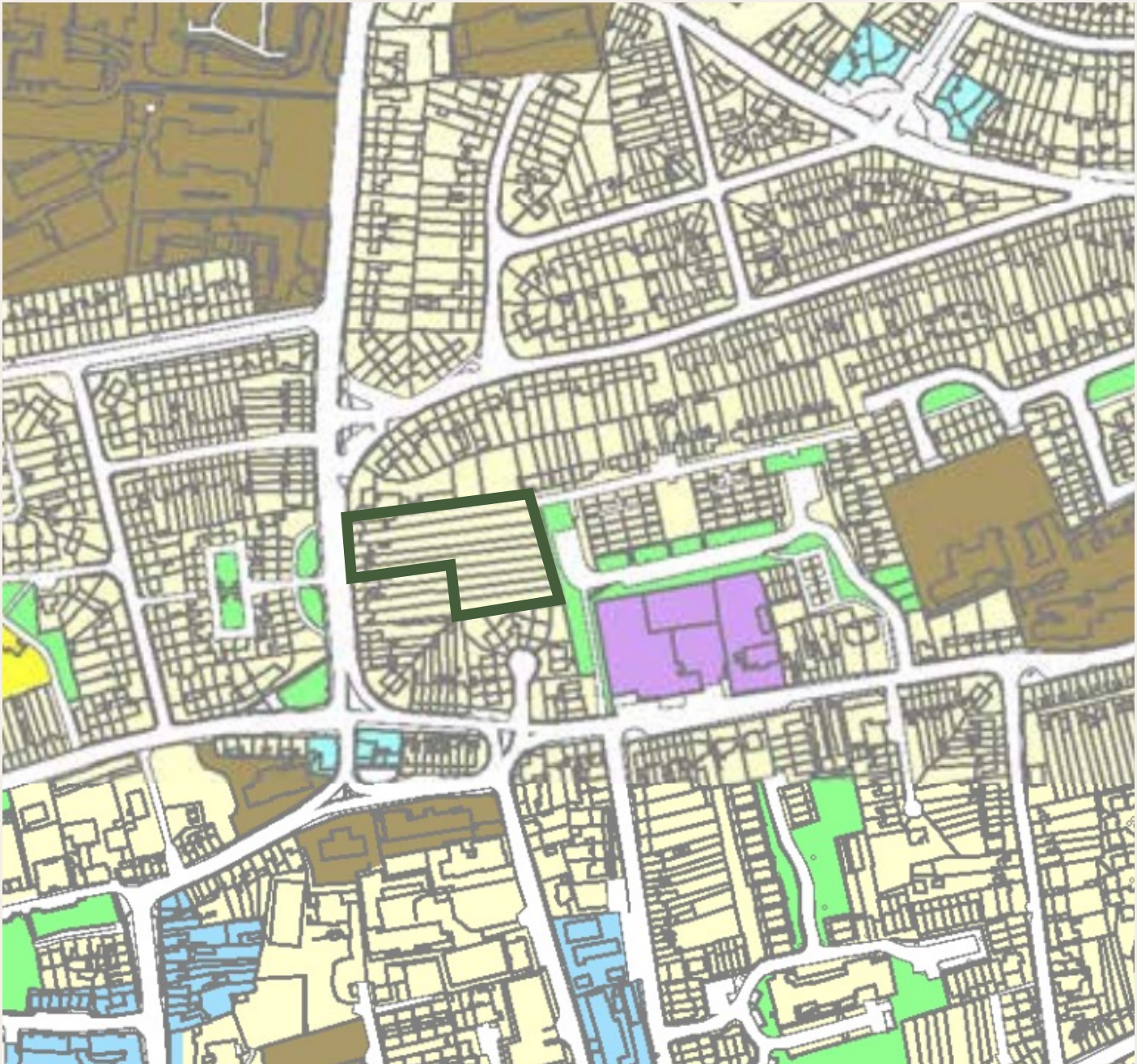
Details of the unit types are below:

Residential:		
Unit Type	Quantity	Average Size (sq m)
2 Bed Maisonette	7	83
1 Bed	10	56
2 Bed	25	77
Total	42	

Commercial:		
Use	Floor	Average Size (sq m)
Pharmacy	Ground	72.2
Bakery	Ground	83.5
Medical Centre	First	226.4
Circulation		71.1
Ancillary		37.0
Total		490.2

# Zoning

Under the Louth County Development Plan 2021-2027, the site is subject to the zoning objective "A1 Existing Residential" – To protect and enhance the amenity and character of existing residential communities.







## FURTHER INFORMATION

### DATA ROOM

For access to the data room, please contact the selling agents.

### METHOD OF SALE

The subject site is being offered for sale by private treaty.

### TITLE

The property is held freehold.

### SERVICES

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

## SELLING AGENT



SAVILLS IRELAND  
33 Molesworth Street  
Dublin 2  
**savills.ie**  
PSRA 002233

EBBA MOWAT  
ebba.mowat@savills.ie  
+353 1 618 1413  
+353 83 0411 009

SIMON CREIGHTON  
simon.creighton@savills.ie  
+353 1 618 1705  
+353 86 1919983

## SOLICITOR



MDM SOLICITORS  
16 Lavitt's Quay  
Cork  
**mdmsolicitors.ie**

CARRIE MCDERMOTT  
021 239 0620  
info@mdmlaw.ie

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.