



ATTENTION BUILDERS/DEVELOPERS

“Ready to Go” Site with FPP for 10 detached houses at

**The Wotton, The Ward,
Ashbourne,
Co. Meath.**

The subject site extends to c. 6.16 acres (c. 2.495 Ha) and benefits from full planning permission for ten large detached houses in a super countryside setting close to Ashbourne.



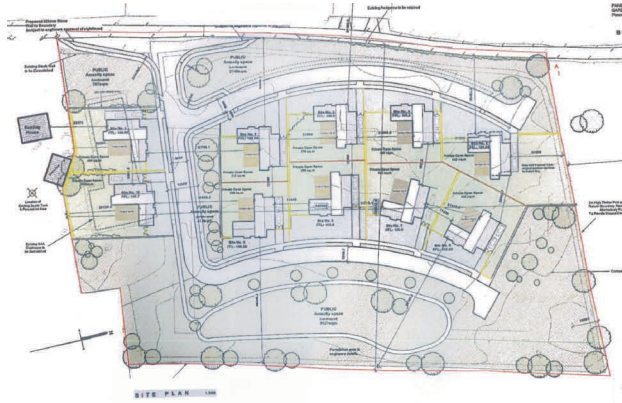
DOUGLAS NEWMAN GOOD
DNG

ADVISORY DIVISION

T: 01 4912600

THE LOCATION

The Wotton is located in an area known as The Ward which is just off the N2 in the heart of the countryside outside the quaint village of Donaghmore. This area is adjacent the new M2 allowing easy access to Meath, Dublin, the airport and M50. Within a few minutes' drive there are the bustling towns of Ashbourne and Ratoath which have great schools, shops, socializing and sporting facilities.



DIRECTIONS:

Travelling along the M2, take Exit 3 for Ashbourne. At the roundabout take the exit for the R135 (the old N2) and continue along this road heading in the direction of Dublin. Travel for approximately 2 Km and turn right onto the road that leads to Kilbride. Continue along this road for approx. 2km and the site is located on the left hand side where the former Donaghmore GAA grounds and clubhouse were located.

TOWN PLANNING

Under the Meath County Development Plan 2001, the subject lands are unzoned. As a result of a local planning gain with the relocation of the Donaghmore GAA playing fields and clubhouse to a central location within Ashbourne town, there was a material contravention of the development plan resulting in the granting of planning permission for 10 detached houses on the subject site.

The Planning File Reference No. is DA/50406 and the EOD is DA/101156. The EOD expires on the 12th March, 2016. The planning permission is for 10 No. four bedroom detached houses of c. 2700 sq ft each.

We note that Condition 2 of the grant of planning permission refers to Section 3.4.3 (ii) of the Meath County Development Plan 2001. This objective recognises the interest of persons local or linked to a rural area, who are not engaged in full time agricultural occupation, to live in rural areas.

Persons local to an area are considered to include the following:

1. Those who have resided in a rural area for at least five years and who do not or have not possessed a dwelling in the past.
2. Persons originally from rural areas and who are in substandard or unacceptable housing scenario's and who have continuing close family ties with rural communities such as being a son, daughter, mother or father of a long established member of the rural community who has been resident rurally for at least ten years.
3. Persons whose employment is rurally based or suited to rural locations such as farm hands or trades people and who have a housing need.

Condition 2 also refers to Section 47 of the Planning and Development Act 2000 and this stipulates that the first occupant of each dwelling must enter into an agreement with the local Planning Authority and must remain resident in the property for at least five years from the first date of occupation agreed with the local Planning Authority.

Condition 2 also requires the developer to submit details of intending purchasers to the local authority. Both this condition and the five year occupation conditions must be fulfilled prior to the developer commencing construction on their property.

VIEWING STRICTLY BY PRIOR APPOINTMENT

CONTACT

Gemma Lanigan | E: gemmalanigan@dng.ie

Ali Brindley | E: alibrindley@dng.ie

DNG Advisory Division 01 4912600

Asking Price €350,000

Messrs. Newman Lowe Commercial for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Newman Lowe Commercial has any authority to make or give representation or warranty whatever in relation to this development.

