



VIEWING

All viewings are strictly by appointment via sole sales agent DNG Duffy

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GUIDE PRICE: €1,500,000

FOR FURTHER INFORMATION PLEASE CONTACT SELLING AGENT DNG DUFFY

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PROPERTY MISREPRESENTATION ACT

Messrs. DNG Duffy 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. DNG Duffy has any authority to make or give representation or warranty whatever in relation to this development. Maps and plans are not to scale and measurements are approximate. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers or lessees shall be liable on any VAT arising on the transaction. PSL No. 002108



FOR SALE BY PRIVATE TREATY

An Rua, Cockle Hill, Blackrock, Co. Louth

Premier residential sea fronting development lands extending to approx. 2.315 Hectares (5.72 acres)



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DESCRIPTION

Extending to approximately 2.315 Hectares (5.72 acres), the lands have a majority flat topography with a central raised area, currently in grass with a boundary of mature hedging, trees and fencing.

The lands are bordered by one off private residential houses and at its entrance The A.O.H. (Hibernian) Hall resides to the western section of the main opening to the lands. The lands have sea frontage of approximately 140 meters.

LOCATION

Subject property is located on Cockle Hill, south of Blackrock village. It is approximately located 1km from the village and all its amenities and only 8km from the M1 motorway.

The surrounding area is predominately privately owned residences and matures residential developments.

Strategically located near to the promenade in Blackrock village, Fairways Centre and new 102 bedroom hotel, Felda Fitness and Spa. The Crowne Plaza and Xerox Technology Park are also a short distance away.

Blackrock is well serviced by daily bus services and Dundalk Train Station is only a short drive linking Dublin city and Belfast. The village has a large range of shops, restaurants, cafe's, churches and national schools (St. Oliver Plunkett NS, St. Francis NS and St. Furseys NS)

ZONING

The land is zoned Residential 1, under the Louth County Development Plan 2015-2021.

All intending purchasers are advised to satisfy themselves on the above details which are intended for information purposes only.

SERVICES

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

TITLE

We understand the land is held freehold.

SOLICITOR

James Murphy,
Daniel O'Connell & Sons,
4/5, Francis Street,
Dundalk,
Co. Louth,
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PROPERTY OVERVIEW

- Premier residential sea fronting development lands extending to site of approx. 2.315 Hectares (5.72 acres).
- One of the last remaining prime development sites in Blackrock.
- Lands are currently zoned for residential housing within the settlement development limits of Blackrock.
- Conveniently located 1km from Blackrock village and all its amenities and 8km from Junction 15 off the M1 motorway.

