

FOR SALE BY PRIVATE TREATY

DEVELOPMENT SITE



**“Oberon Villa” period residence on a prime c.1 acre site
with FPP for an additional 6 No. Dwellings.
Knocknagoran, Omeath, Co Louth.**

**REA
GUNNE**

LOCATION

“Oberon Villa” Development Site is located in a prime position along the main coastal road in Omeath, Co. Louth and captures some of the most breath-taking panoramic views imaginable. Omeath is located on the Cooley Peninsula and on the southern shore of Carlingford Lough and forms part of the important Greenore-Newry Road, the main coastal route around the Peninsula. The Cooley Mountains and Slieve Foye form the western boundary, whilst the renowned “Carlingford Lough” forms the eastern boundary.

Omeath is on a designated ‘Scenic Route’ and is surrounded to the North, South and West by an ‘Area of High Scenic Quality’ and on a coastline of ‘Special Scenic Quality’ and from Greenore to the border along the foreshore is designated an EU Special Protection Area (SPA). The higher reaches of the Cooley Mountains are also designated an ‘Area of Outstanding Natural Beauty’.

Travelling this meandering coastal route, Newry city is c.10km to the North, and Carlingford is less than 6km to the south with Dundalk c.22km.

Omeath is also central to the future completion of the “Great Eastern Greenway”, already forming part of the existing “Omeath to Carlingford Greenway” which originally commenced in 2014 and continues to be developed.



DESCRIPTION

“Oberon Villa” House is a detached period residence with amazing character on a prime coastal location and positioned to the extreme corner of an overall development site, which comprises just under c.1 acre. The overall has the benefit of a grant of planning for an additional 6 No. dwellings.

The original layout was subsequently changed and now consists of the existing “Oberon Villa”, a stunning and protected structure, together with planning to construct an additional 2 No. detached dwellings and 4 No. Semi-detached dwellings.

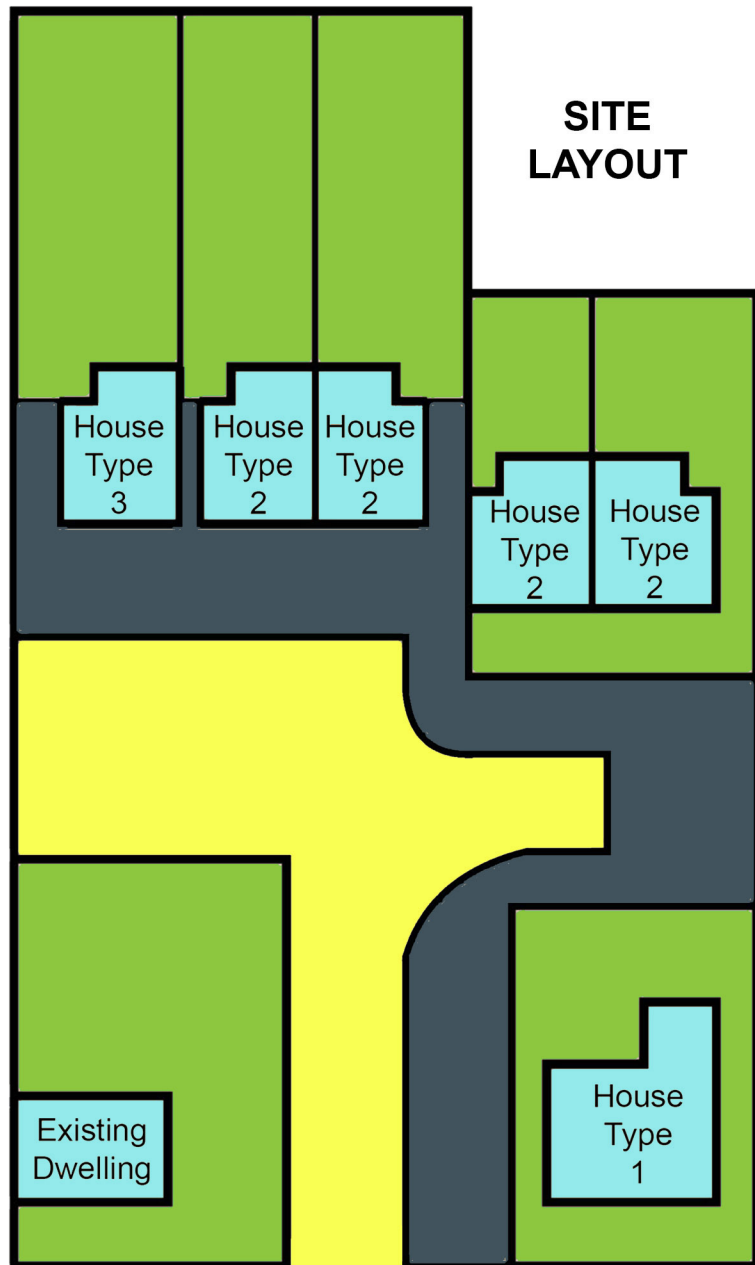
PLANNING

Under planning register reference number - 181038, the subjest site received a grant of permission for:

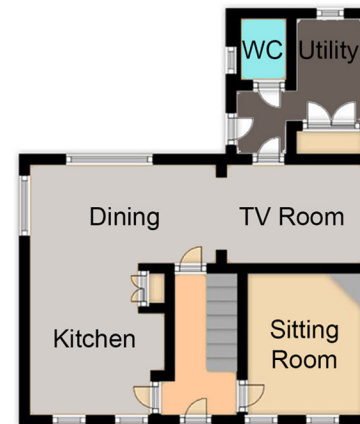
“permission for development to consist of one no. detached dwelling, two no. semi-detached dwellings and 3 no. terrace type dwellings (6 dwellings in total). Relocating and upgrading of existing entrance onto the R173. Connection to the existing public utilities and all ancillary and associated site works. The development is within the curtilage of a protected struchure, reg. no. LHS005-069”.

“*Significant further information submitted 21/8/2019 provides for, inter alia, 2 no. detached dwelings and 4 no. semi-detached dwellings (6 dwellings in total)*”

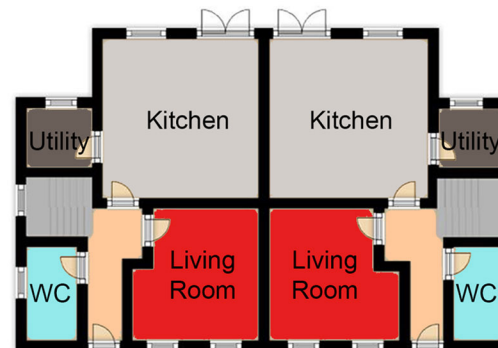
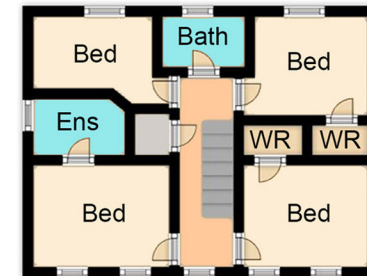




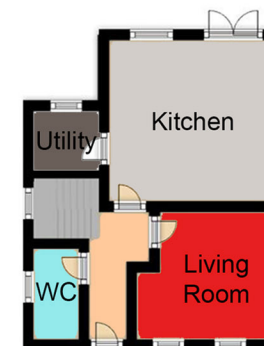
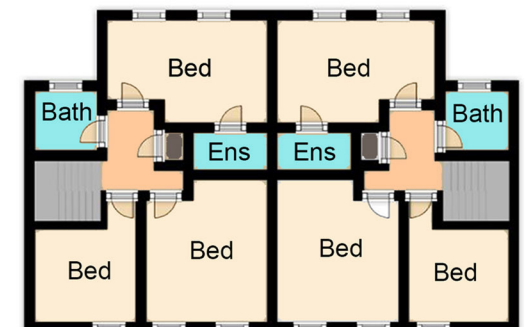
FLOOR PLANS



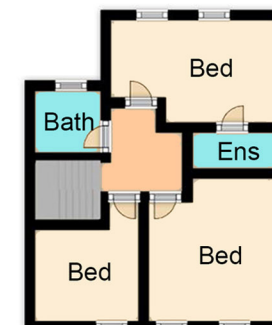
House Type 1 | 4 Bed Detached | 153 sqm



House Type 2 | 3 Bed Semi-detached | 104.5 sqm



House Type 3 | 3 Bed Detached | 109 sqm



Recently announced funding...

€2.8M REGENERATION FUNDING FOR OMEATH

On 20 April 2021 Irish Minister for Rural and Community Development, Heather Humphreys announced a €2.8M regeneration and revitalisation project for the village of Omeath, Co. Louth.

Awarded under the “Rural Generation and Development Fund”, this project is ringfenced to regenerate and revitalise the centre of this coastal village and the also the strategic location of Omeath providing a new pedestrian zone in the village centre that will create much improved linkages to Carlingford Lough Greenway (Great Eastern Greenway) and support the future development of the village as a tourist destination.

The Village Regeneration Strategy will regenerate and revitalise the centre of the Omeath Village and will provide a new shared space and create pedestrian priority zones. The project will support the development of the village as a destination on the greenway close to Carlingford, attracting more visitors and home buyers to Omeath, by also facilitating the creation of visitor-focused local businesses and contribute to the overall sustainable social and economic growth of this yet untapped Coastal village.

The continued development of Greenway linkages will continue in the coming years when the Newry Canal towpath and Greenway from Albert Basin is finally linked up as a continuous route to Omeath and Carlingford. Canal.

The Irish government has committed €3m (£2.55m) to progress work on the cross-border Narrow Water Bridge project.

A recent announcement by the Government to commit an additional €3 million for the proposed “Narrow Water Bridge” project spanning between Omeath, County Louth and Warrenpoint, County Down, Taoiseach (Irish prime minister) Micheál Martin said more money from the “Shared Island Fund” would be allocated once final costs are determined and contractors will soon be able to bid for the project.

The bridge will connect the A2 Newry to Warrenpoint dual carriageway in Northern Ireland with the R173 at Omeath in the Republic of Ireland, linking the Mourne Mountains and the Cooley peninsula.

It will also allow better access between the villages of Warrenpoint and Rostrevor in Northern Ireland and Omeath and Carlingford in the Republic of Ireland, an area recognised as a major tourism destination in Ireland.

Construction is expected to begin in 2023, and the 280m cable-stayed bridge will feature lanes for car and cycle traffic and will be anchored by two towers at either end, having the ability to allow for the passage of ships onto the Newry Canal.



**REA
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QUOTING PRICE

€175,000

VIEWINGS

STRICTLY BY APPOINTMENT ONLY

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Conditions to be noted:

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