

# Land

# Coonan

PROPERTY



## Dunboyne Business Park, Dunboyne, Co. Meath - approx. 13 acres (5.26 Ha)

**Zoned Objective E2 - General Enterprise and Employment**

- Prime development land zoned E2 in the 2021-2027 Meath County Development Plan
- Located in the ever expanding Dunboyne Business Park
- Easy access to M3 motorway, M50 and Dublin airport
- Excellent location with M3 Parkway Train Station, Bracetown Business Park and large population centres nearby

M3 motorway 3.5km, M50 motorway 10km, Dublin airport 17km

Development land  
approx. 13 acres  
(5.26ha)

Guide Price:  
**POA**

Private Treaty

## Location

The property is located in the Dunboyne Business Park in Dunboyne town on the Meath/Dublin border. It is a popular commuter town with an expanding population and excellent transport links. Access to the M3 motorway is at Junction 5, the M3 Parkway and Dunboyne train stations are located each side of the town while there is also a regular bus service. Dunboyne Business Park is home to many local and national businesses while Bracetown Business Park, The Hub Logistics Park and Meta Data Center are all nearby.

Meath County Council has stated an objective in their recently adapted development plan " To continue to support and facilitate the development of the Dunboyne-Clonee area as a hub for employment and economic investment in County Meath and the Dublin Metropolitan Area."

## Dunboyne Business Park

Dunboyne Business Park is home to many local and national businesses. The buildings are varied in their layout and use, ranging from industrial and warehousing to smaller office spaces providing a base for many types of operations. The current businesses incorporate a wide range of industries including engineering, education, catering, financial services, construction, professional services. Examples of the diverse businesses that have a home in the Business Park are the 2468 Group, Dunboyne College of Further Education, Outdoor Living and Petrochem

## Additional Information:

- Ideal lands for development of any commercial use
- Easily accessed from all major road arteries off M50 and from Dublin city
- Only 15 minute drive to Dublin airport
- Close to many multinational and national companies
- Superb zoning which facilitates a multitude of possibilities.



## Zoning

The lands are zoned E2 in the 2021-2027 Meath County Development Plan

### E2 General Enterprise and Employment

Objective: To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.

E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

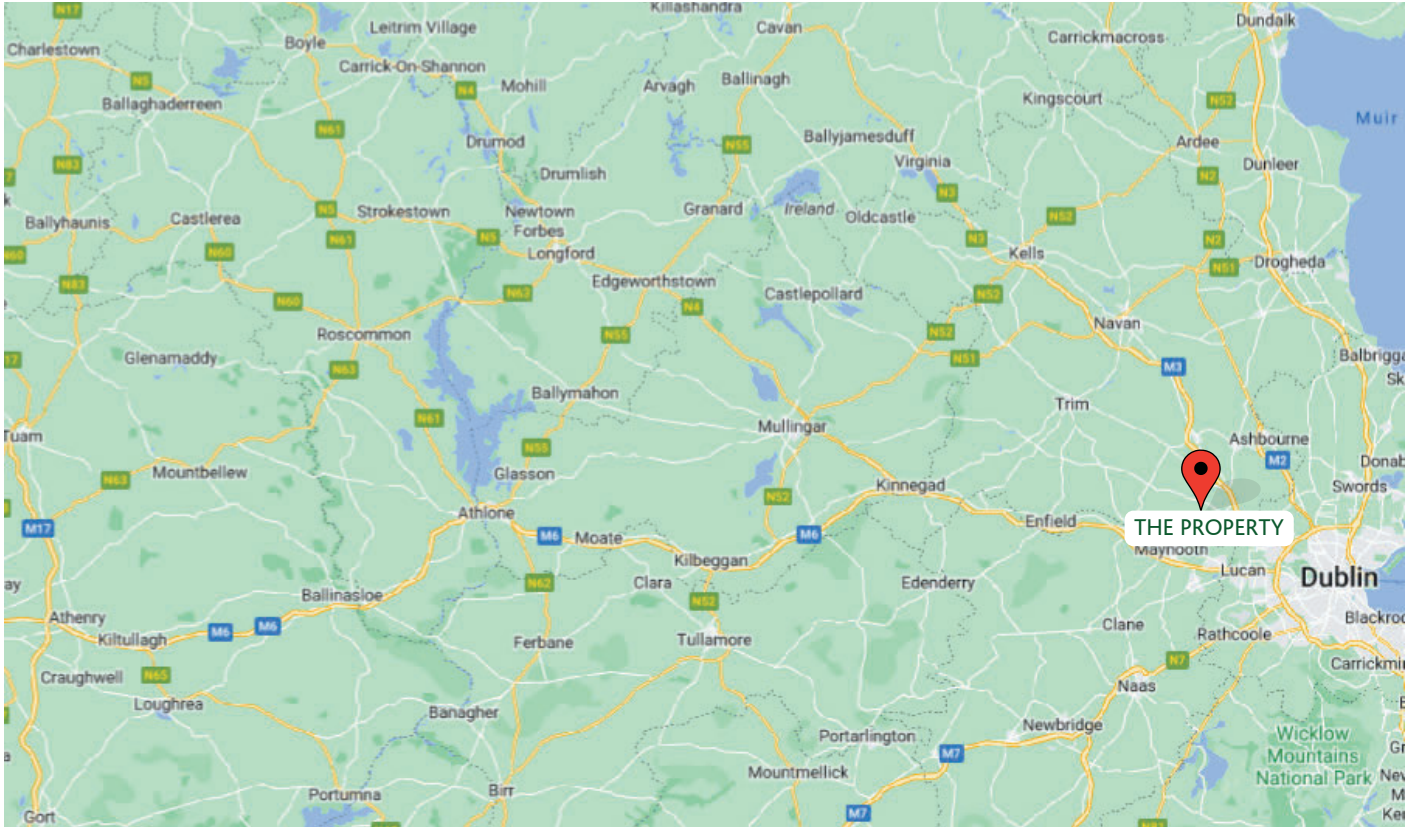






# Directions

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## Directions:

From Dublin proceed out M3 and exit at Junction 5. Take the first exit marked for R157 Dunboyne and proceed to the 2nd roundabout and take the 1st exit marked for Dunboyne. Continue into the town and at the main junction take a left at the traffic lights and continue for approx. 750m to the Dunboyne Business Park entrance. The property is 450m from the entrance on the right hand side marked by a for sale sign.

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## Contact:

Philip Byrne  
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## Viewing:

By appointment at any reasonable hour

PSRA No.: 003764.

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