

REA

GUNNE PROPERTY



ROADSIDE PASTURE LANDS – IN ONE OR MORE LOTS

FOR SALE BY PRIVATE TREATY

**SHORE ROAD
DUNDALK
CO. LOUTH**

QUOTING PRICES:

LOT 1 - €80,000

LOT 2 - €220,000

LOT 3 - €150,000

LOCATION & DESCRIPTION

The subject lands are located on the Shore Road, Dundalk, Co. Louth which links the Red Barns Road to the sea shore and is only a short drive from Dundalk town centre. These are good quality pasture and meadow lands in a tranquil scenic setting with substantial road frontage and are suited to a variety of agricultural and recreational uses. The property is being sold in three separate lots as follows:



LOT 1 – c. 9.60 acres / 3.88 ha



LOT 2 – c.38.27 acres / 15.49 ha



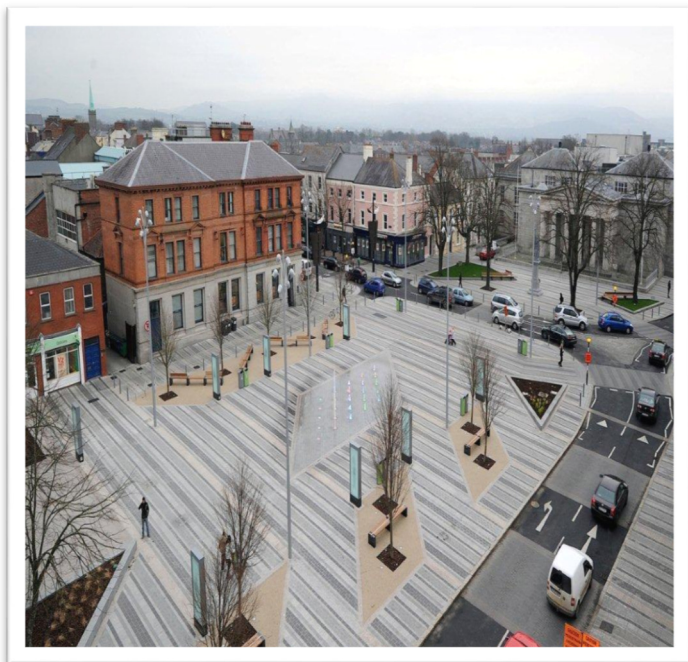
LOT 3 – c.26.73 acres / 10.82 ha

Together with saltings of c.64.93 acres / 26.82 ha

MAPS AND FURTHER DETAILS AVAILABLE ON REQUEST

ZONING & DEVELOPMENT POTENTIAL

Under the governing “Dundalk and Environs Development Plan 2009 – 2015”, which we are advised has subsequently been extended to 2021, the subject lands are currently zoned “Strategic Recreation” which permits for a community facility or sports facility. The following are also open to consideration: Allotments and garden centre.



DUNDALK TOWN CENTRE



DUNDALK INSTITUTE OF TECHNOLOGY

ABOUT DUNDALK

Dundalk, which is the administrative capital of the North East and the principal commercial center of Co. Louth, is strategically located midpoint between the two capital cities on the Ireland's Economic Corridor. With a growing population of approximately 42,350 persons according to the 2016 Census, Dundalk and its environs encompasses a population of over 110,000 within a 20 Km distance and is home to the highly acclaimed “Dundalk Institute of Technology”. This strategic location is further enhanced by pivotal infrastructure including the M1 Motorway, an inner relief road, excellent rail services including the “Enterprise”, numerous Port access including deep port at Greenore and superb telecommunications which have made Dundalk a highly desirable location for numerous multi-national companies in International and financial services, Engineering and technology based sectors such as Xerox, PayPal, ABB, Prometric, National Pen, PetSafe, Activas, Warner Chilcott including numerous home grown indigenous businesses such as Irish Life, Digiweb, Boylesports, Ovelle, Horseware, Intact, Multihog and the Great Northern Distillery, all of which contributes to the town's local economy.



VIEWING

By appointment

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Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.

