

Collierstown, Bellewstown, Drogheda, Co. Meath Approx. 51 acres (20.7 ha)

- Prime holding of elevated free draining lands in Bellewstown village
- Majority of lands designated 'Rural Node' status in Meath County Development Plan 2021 to 2027
- Substantial road frontage onto 2 public roads with excellent access
- Ideal for any agricultural or equestrian use with potential for superb sites (STPP)
- Adjacent to racetrack, GAA pitch, Church and Public House.

Drogheda 9km, M1 motorway 9km, Dublin airport 34km

Land Approx.
51 acres (20.7 ha)

Guide Price:
POA

For Sale by Private Treaty

Description

Coonan
PROPERTY

Description:

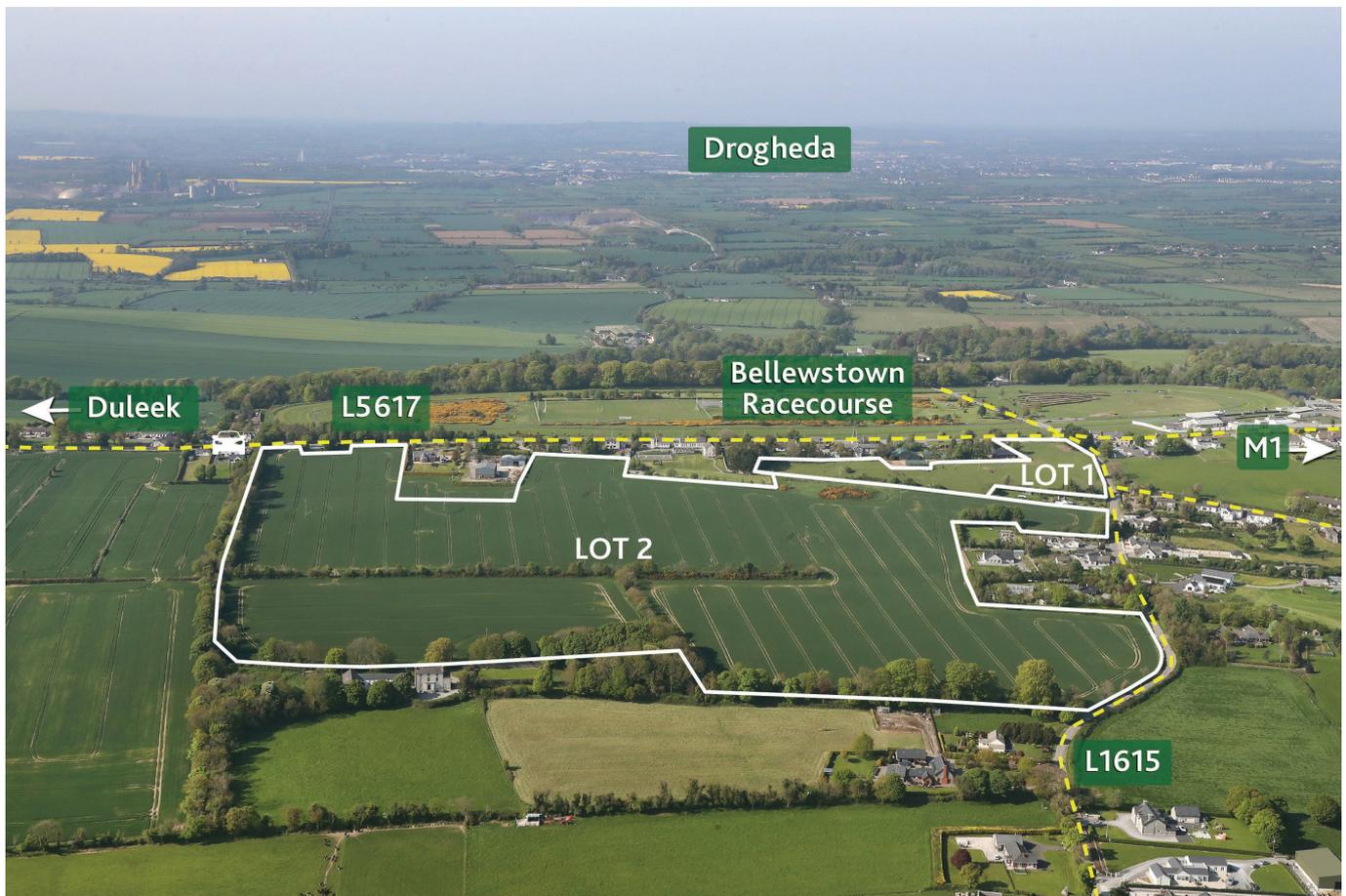
The property consists of prime farmland of approx. 51 acres in total. Laid out in two distinct divisions of tillage and meadow use. Excellent location in the village of Bellewstown, adjacent to the local national school and church offering obvious potential for future development.

Type of Transaction:

For Sale by Private Treaty

Offered in the following lots:

- **Lot 1:** Approx. 4.5 acres (1.83 ha)
- **Lot 1:** Approx 46.5 acres (18.9 ha)
- **Lot 1:** The Entire - approx. 51 acres (20.7 ha)



Location

Location:

The property is set in the heart of the quaint village of Bellewstown in north east Co. Meath. The area is ideally located along the M1 motorway corridor linking Dublin to Drogheda and beyond. The village is serviced for local needs with a national school and the well-known Bellewstown Racecourse that is also home to a Bellewstown GAA and Bellewstown Pitch and Putt Club. The local towns of Duleek, Julianstown and Stamullen provide further amenities including shops, eateries, business parks, hotels and more.

Additional Information:

- Suitable for any agricultural or equestrian purposes
- Potential for superb elevated residential sites (subject to the relevant planning permissions)
- Well maintained lands with good road frontage onto two public roads
- Ideal investment opportunity, of interest to farmers, investors and developers
- Obvious medium to long term development potential



Rural Node designation:

Approx. 30 acres of the entire property is zoned as a Rural Node under the Meath County Development Plan 2021-2027.

The objective of which is as follows: 'Rural nodes are designated for limited development at a sustainable scale for immediate local need through the development of clusters. It is anticipated that each rural node can cater for a small population increase from their current population base over the period of the Plan.' Further information can be found at <https://consult.meath.ie/en/consultation/consolidated-meath-county-development-plan-2021-2027-incl-variations-1-2-3/chapter/09-rural-development-strategy>



Location

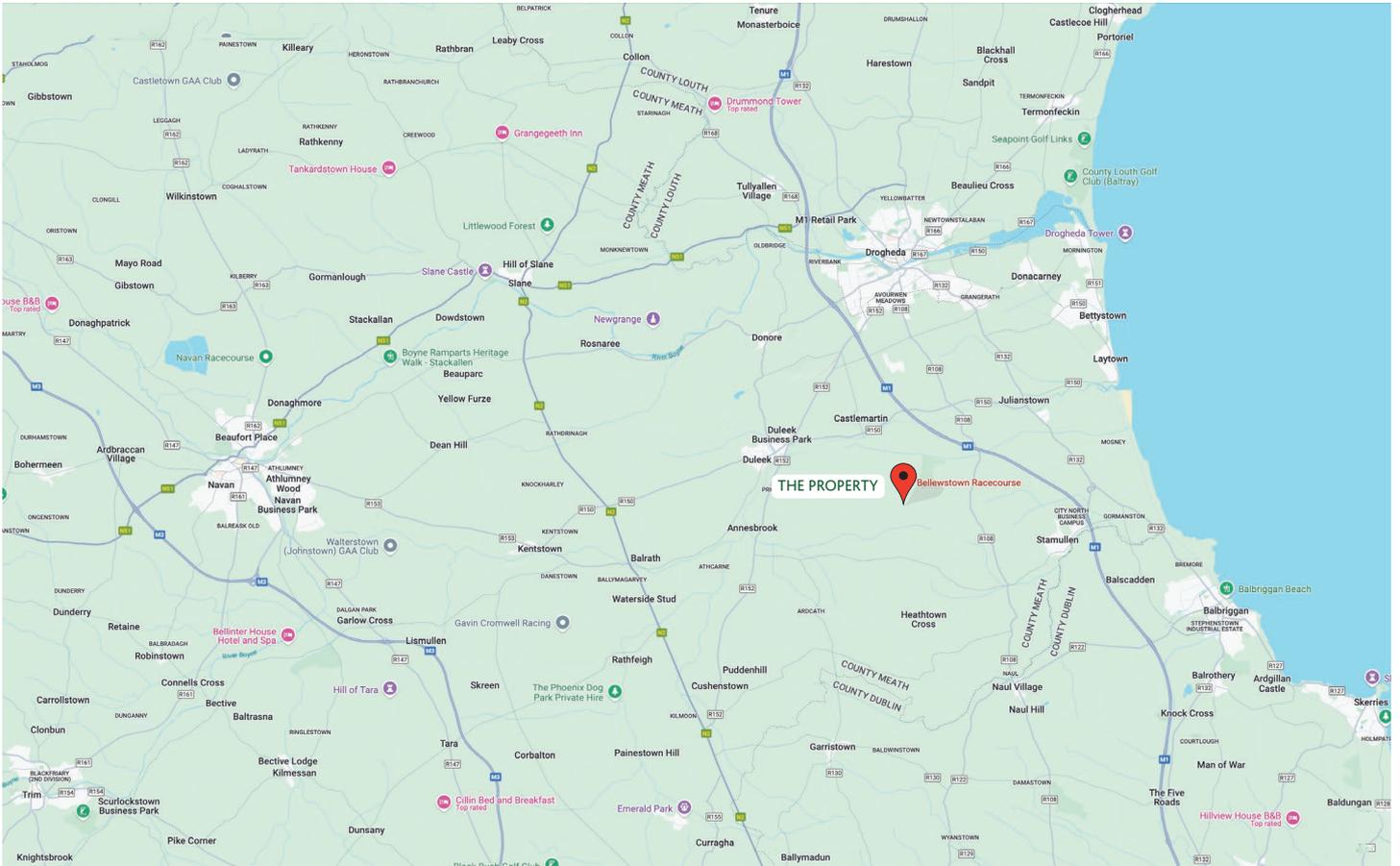


Location



Directions

Coonan
PROPERTY



Viewing

By appointment only at any reasonable hour.



Contact information:

Philip Byrne
T: 01 628 6128
E: philipb@coonan.com

Solicitors:

Mr. Donogh McGowan,
Gerrard L. McGowan Solicitors
The Square, Balbriggan, Co. Dublin.
T: 01 8412115

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland.
Registration No.: 431200

For all your mortgage needs contact:
Dermot Horan / Romana Anca
T: 01 505 2718
E: admin@coonanmortgage.com

coonan.com