

FOR SALE BY PRIVATE TREATY  
RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P.)

# RESIDENTIAL AND OPEN SPACE LANDBANK

DROGHEDA, CO LOUTH



savills



# LOCATION

DROGHEDA IS A LARGE COMMERCIAL TOWN IN THE EAST OF IRELAND LOCATED APPROXIMATELY 50KM NORTH OF DUBLIN CITY CENTRE AND 115 KM SOUTH OF BELFAST, PROVIDING ACCESS TO DUBLIN SUBURBS AND DUBLIN AIRPORT IN APPROXIMATELY 20 MINS.

The site is located on the north banks of the River Boyne just to the west of Drogheda Town Centre. This location offers excellent access to the town itself but also to the M1 Motorway both of which are approximately 3 mins from the subject lands.

Along with the above the site is located to the south of St Joseph's Terrace and also adjacent to established residential estates including Boyne Meadows, Oldridge Estate, Tullybrook and Boyne Hall. The immediate location provides numerous amenities within 500m including M1 Retail Park, Aldi, Oliver Punnett's GAA Club and St Joseph's National School. Furthermore, the town itself has an excellent retail offering with three shopping centres including Drogheda Town Centre, Scotch Hall Shopping Centre and Laurence Shopping Centre.



# DESCRIPTION

The property comprises an irregular shaped, greenfield site of approx. 24.65 ha (60.9 acres). We understand there is approximately 10.96 ha (27.1 acres) residential and 13.68 ha (33.8 acres) amenity/ recreational zoned lands.

It benefits from good frontage onto St Joseph's Terrace of approximately 100m. The lands comprise of a mix of flat and undulating topography. They are situated on the banks of the River Boyne to the south of established residential estates.

# ZONING

The property is in an area designated both 'Residential New' and 'Open Space and Recreational Area' within the Drogheda Borough Council Development Plan 2011-2017.

**'Residential New'** is described as 'To protect and/or improve the amenity of developed residential communities.'

Uses noted as 'Permitted Uses' include the following;

- II Amenity Open Space, Crèche / Childcare Facility, Guest House and Residential.

Uses noted as 'Open for Consideration' include the following;

- II B & B, Bring Banks, Car Park (Commercial), Community Facility/ Centre, Funeral Home, Home Based Economic Activities, Nursing Home/Assisted Care Scheme, Place of Worship, Public House, Residential (Anc), Residential Institution, Restaurant/Café, Shop - Local \*\*, Sports Facilities and Veterinary Surgery.

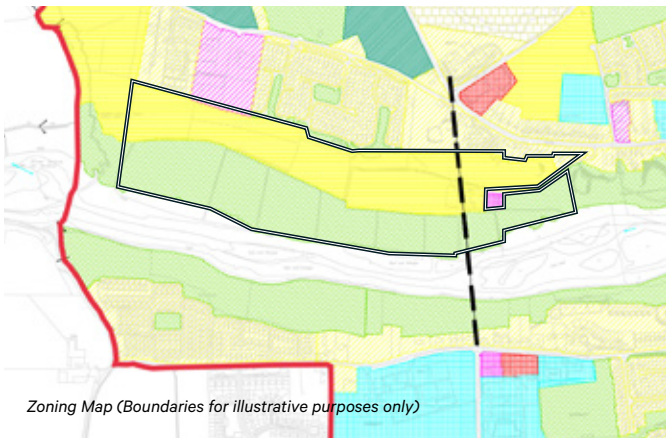
**'Open Space and Recreational Area'** is described as 'To provide for and/or improve open space and recreational amenities.'

Uses noted as 'Permitted Uses' include the following;

- II Amenity Open Space.

Uses noted as 'Open for Consideration' include the following;

- II Cemetery, Residential (Anc), Sports Facilities, Telecommunication Structures, Tourism Complex, and Bring Banks.



EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P.)



SITE EXTENDING TO APPROX. 24.65 HA (60.9 ACRES)



COMPRISING A GREENFIELD LANDBANK ZONED A MIX OF RESIDENTIAL AND OPEN SPACE



ROAD FRONTAGE ONTO ST JOSEPH'S TERRACE

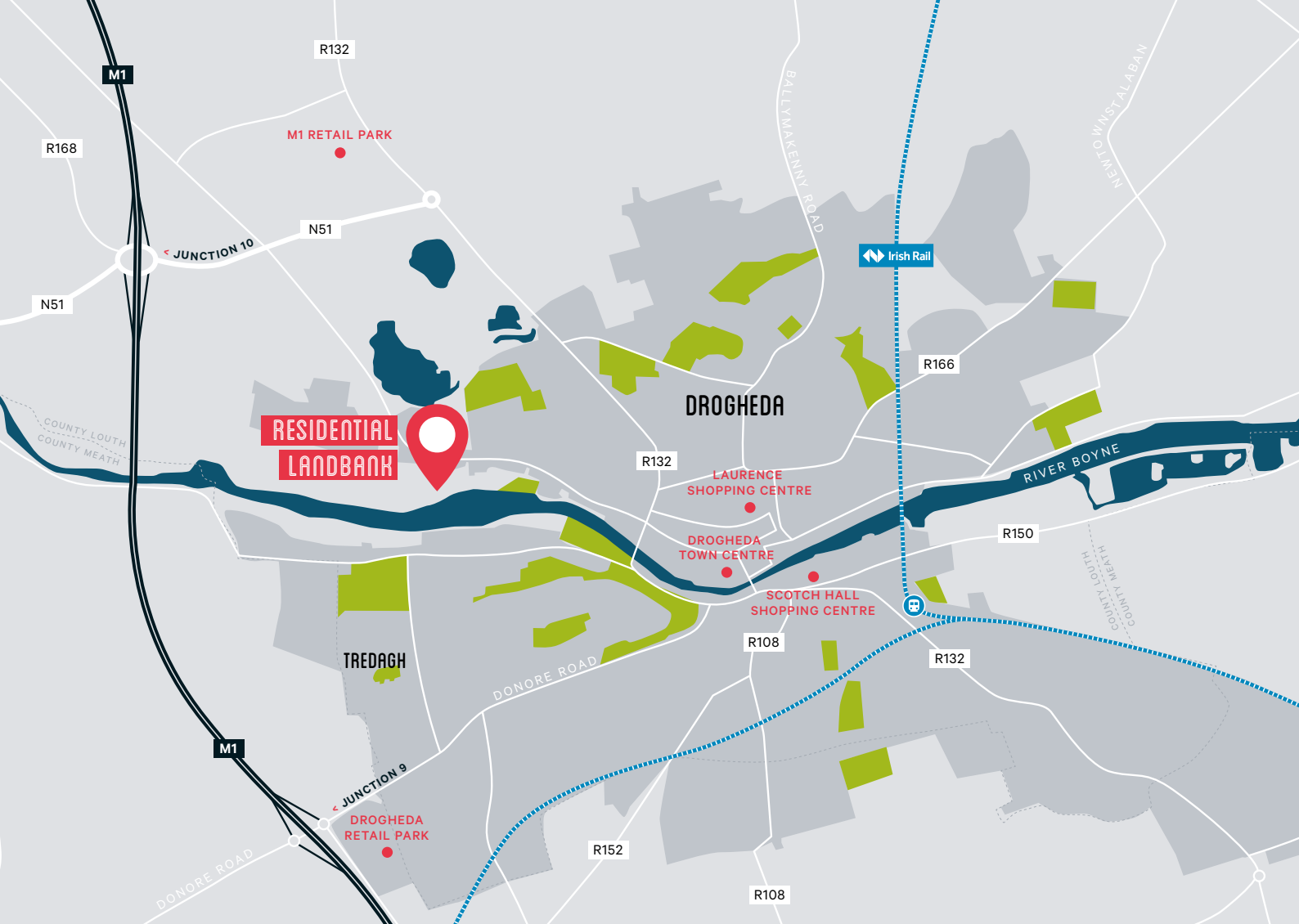


ENVIABLE LOCATION ON THE BANKS OF THE RIVER BOYNE



ACCESSIBLE LOCATION 3 MINS FROM DROGHEDA TOWN CENTRE AND JUNCTION 10 OF THE M1 MOTORWAY, ONE OF IRELANDS BUSIEST MOTORWAYS





**|| DROGHEDA**  
3 MINS

**|| JUNCTION 10 M1 MOTORWAY**  
3 MINS

**|| DUBLIN AIRPORT**  
20 MINS

**|| DUBLIN CITY CENTRE**  
45 MINS

**|| BELFAST CITY CENTRE**  
70 MINS

## FURTHER INFORMATION

### METHOD OF SALE

The subject property is being offered for sale by Private Treaty.

### TITLE

We understand that the property is held Freehold.

### SERVICES

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

**Disclaimer:** Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

## SELLING AGENTS



33 Molesworth Street  
Dublin 2

PSRA Licence No. 002233

**savills.ie**

### CONTACTS

**|| John Swarbrigg**  
+353 (0)1 618 1333  
john.swarbrigg@savills.ie

**|| Johnny Hanrahan**  
+353 (0)1 618 1433  
johnny.hanrahan@savills.ie

## SOLICITOR

## A&L Goodbody

A&L Goodbody  
North Wall Quay  
Dublin 1  
**algoodbody.com**

### CONTACT

**|| Conall Devlin**  
+353 (0)1 649 2000  
cdevlin@algoodbody.com