

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



RESIDENTIAL AND OPEN SPACE LANDBANK

DROGHEDA, CO LOUTH



Site boundaries for illustrative purposes

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;

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

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

- || 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.

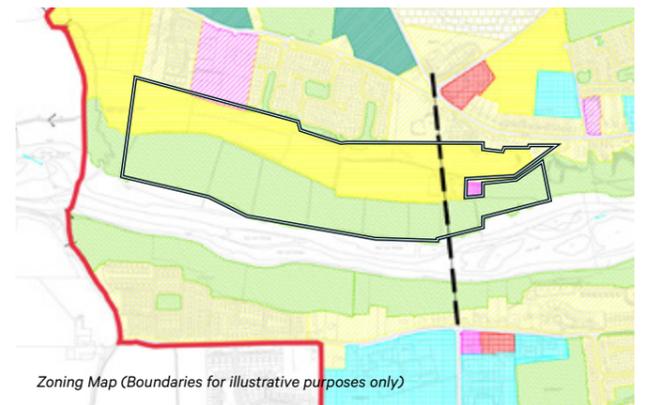
'Open Space and Recreational Area' is described as 'To provide for and/or improve open space and recreational amenities.'

Uses noted as 'Permitted Uses' include the following;

- || Amenity Open Space.

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

- || 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.

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