



Front Elevation (South East), 1:100



Side Elevation (South West), 1:100

EXTERNAL MATERIALS LEGEND		
	MATERIAL	LOCATION
	NATURAL SLATE	PITCHED ROOFS
	PAINTED RENDER	WALLS
	NATURAL STONE	WALLS
	ZINC CLADDING	CANOPY FASCIA
	POWDER COATED ALUMINIUM	WINDOWS & EXTERNAL DOORS
	PAINTED TIMBER	GARAGE UP AND OVER DOORS

Note: Red Dashed Line Indicates Existing Ground Level

**GILMOUR ARCHITECTS**  
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TITLE: New Dwelling Stamullen, Co. Meath	SCALE: 1:100	DRAWN BY: RIG
DWG TITLE: Elevations 1	NO: 2011.07	DATE: Oct '20

No dimensions to be taken from this drawing. All sizes and dimensions to be verified onsite. All dimensions on this drawing are in millimeters unless otherwise stated.

**Watery Lane  
Stamullen, Co. Meath**

Prime Development Opportunity    1.26 Acre Site

**ROBT. B. DALY**  
 Estb. 1834    & SON LTD.

Established 1834  
 info@rbdaly.com

# Watery Lane, Stamullen, Co. Meath

## Prime Development Opportunity

**1.236 Acre Site with the benefit of full planning permission for 1 superb home and scope for additional units**

**For Sale by Private Treaty  
Price €300,000**

### Summary

This property consists of a 1.236-acre site in County Meath. It is zoned as “Existing Residential” in the Meath Co. Co. Development Plan for 2020 – 2026 and has full planning permission for a 317m<sup>2</sup> (3,412 ft<sup>2</sup>) home with a garage. The property features an architecturally designed layout with four bedrooms, a living area, an open-plan kitchen/dining/family area, a games room, and a gallery. There is also potential for high-density development, pending proper permissions.

Located in the center of Stamullen, the property offers both centrality and privacy, with a footpath connecting it to the village center. This property is suitable for use as a private residence or as a mid-term investment.

## Features

- A gorgeous site of 1.236 acre.
- Zoned A1 –“Existing Residential” in Meath Co. Co. development Plan 2020 – 2026
- Full PP for a stupendous 317m<sup>2</sup> (3,412 ft<sup>2</sup>) Home plus a garage. Planning Register No. AA/201591 – granted 17/12/2020
- Architecturally designed, 4 bed, living, open plan kitchen/dining/family area, plus games room and gallery- a spectacular home.
- May also be suitable for a high density development (subject to PP)
- Right in the Village Centre - yet private.
- With a footpath to the village Centre.
- Equally ideal for a Private residence, or a mid-term investment

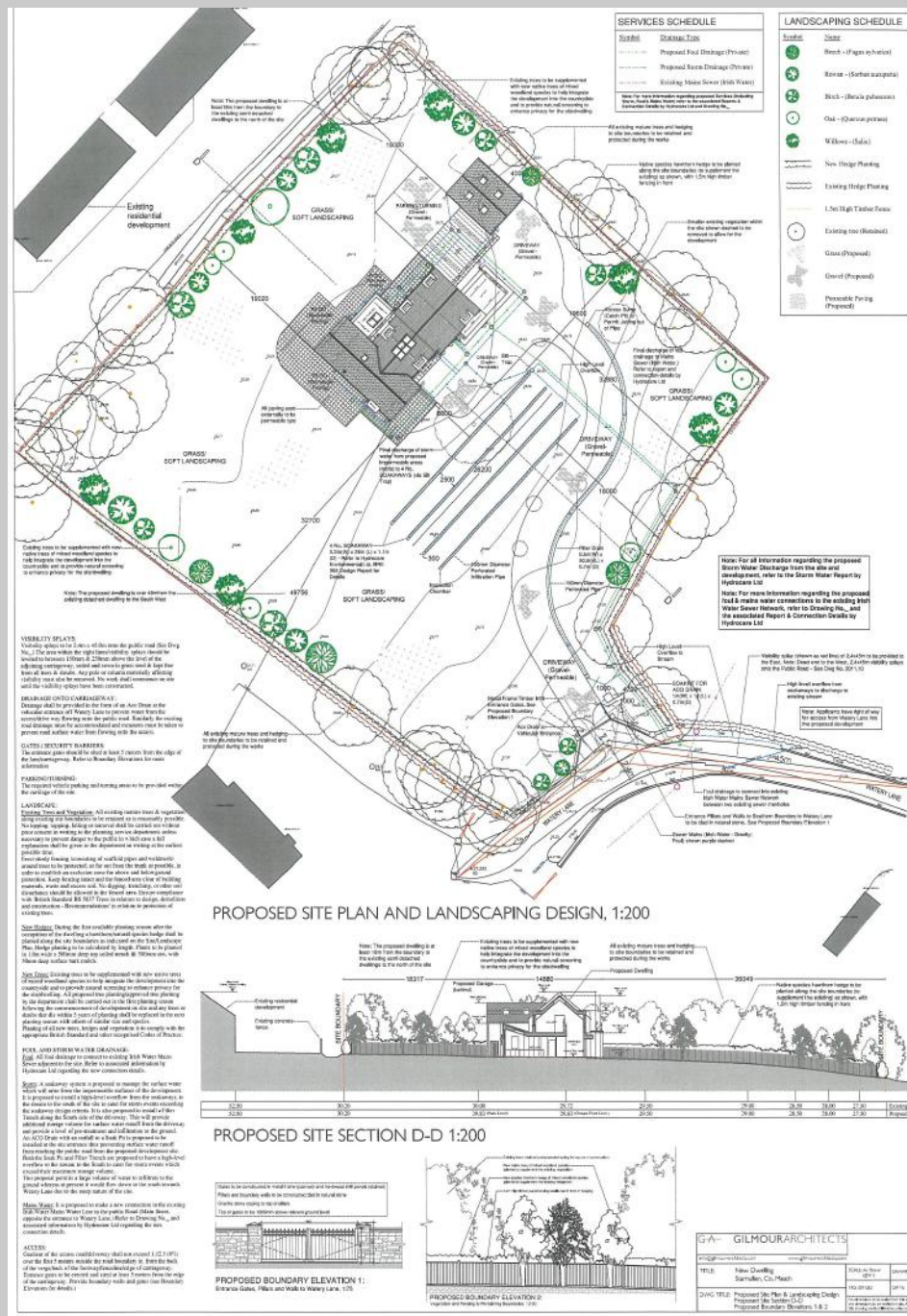


# Viewing

Viewing is by appointment only

Frank Flynn FRICS, FCSI  
 R. B. Daly and Sons Ltd.  
 30 Laurence Street  
 Drogheda

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NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

# Watery Lane Stamullen, Co. Meath

Prime Development Opportunity 1.26 Acre Site



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