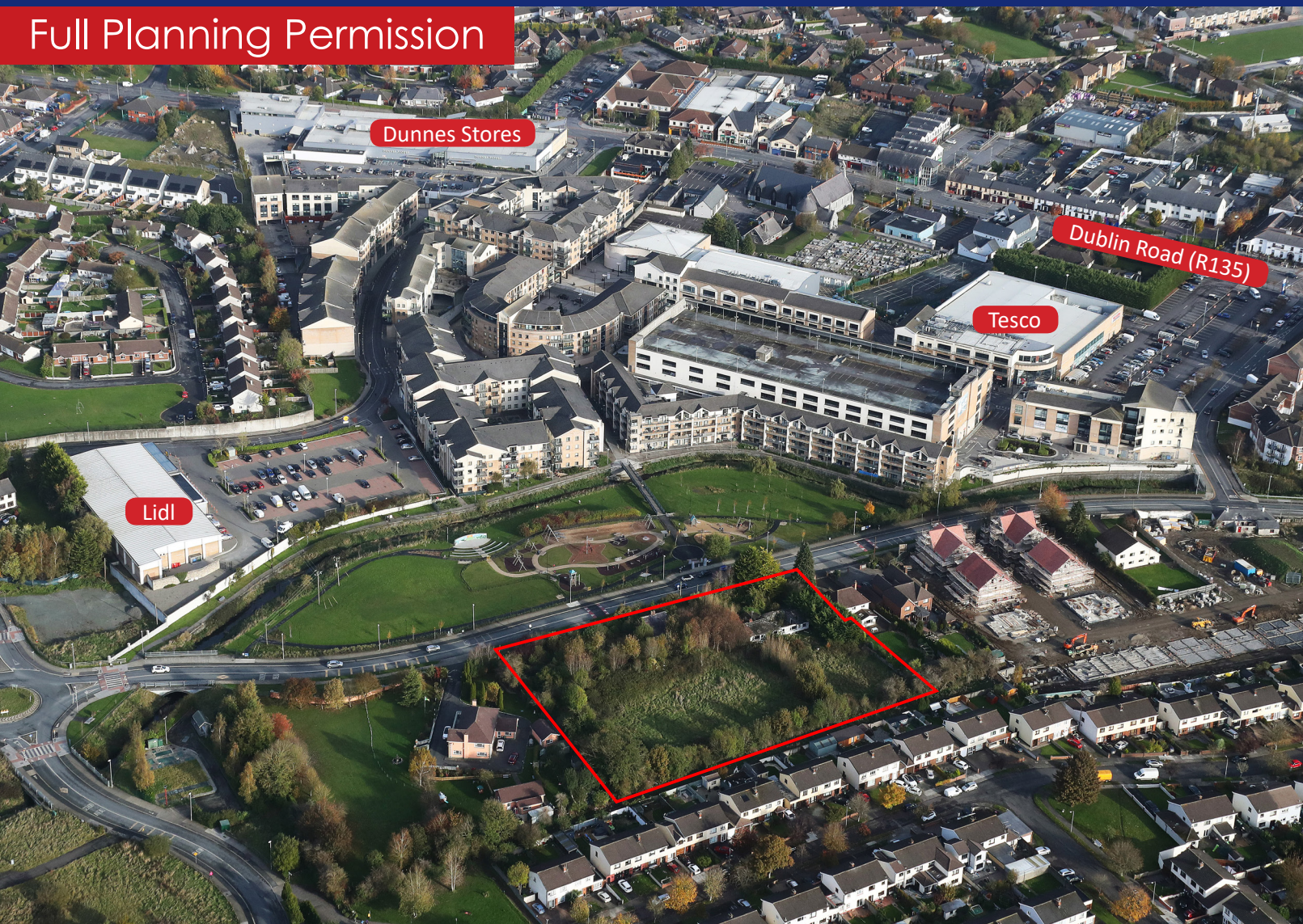
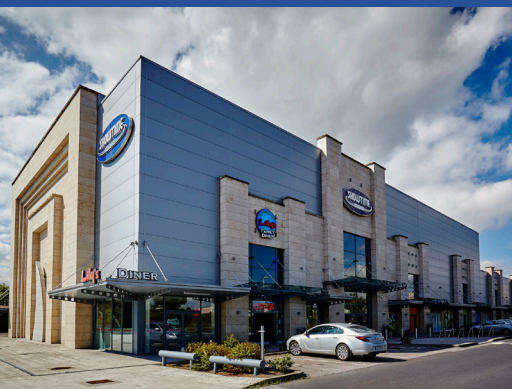


For Sale - Town Centre Development Site

Full Planning Permission



Castle Street, Ashbourne, Co. Meath



- Approx. 0.7 hectares (1.73 acres)
- Full Planning Permission for 18 no. 3, 4 & 5 bedroom semi-detached & detached houses
- Located on Castle Street, adjacent to Ashbourne Town Centre
- Established and convenient residential location
- For sale by Private Treaty



Hooke &
MacDonald

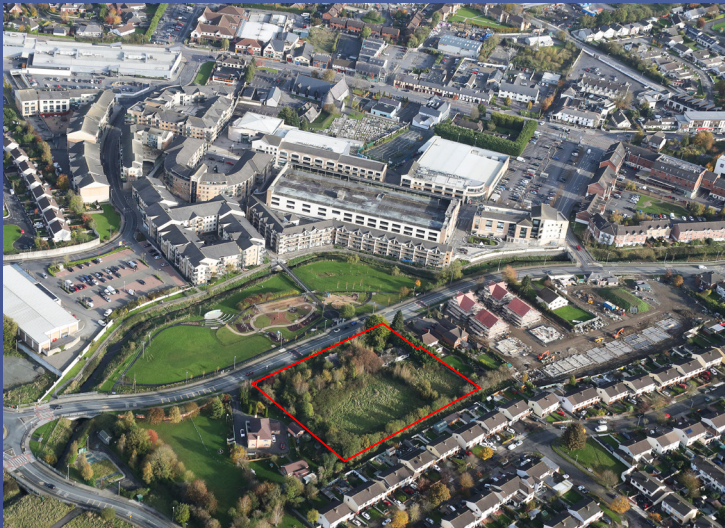


LOCATION

The subject property is situated on the south side of Castle Street and approximately 250 metres south west of Ashbourne Town Centre.

- Ashbourne Town Centre - 250 metres
- M2 Motorway - 2.5 kilometres
- Dublin Airport - 14 kilometres
- Dublin City Centre - 23 kilometres

Ashbourne Town is superbly connected by the M2 Motorway which connects Ashbourne to Dublin City Centre, which is approximately 23 km to the north of Dublin City Centre. This is a very convenient & accessible location.



DESCRIPTION

The property comprises of a development site of approximately 0.7 hectares (1.73 acres), which incorporates 2 derelict residential houses. The property benefits from approximately 100 metres of frontage onto Castle Street. There is Full Planning Permission for 18 no. 3, 4 & 5 bedroom semi-detached & detached houses. Higher density of residential development could be achieved on the site in accordance with current planing objectives and subject to planning permission.

ZONING

Under the Meath County Council Development Plan 2020 – 2026 the site is zoned under R2- “existing residential”.

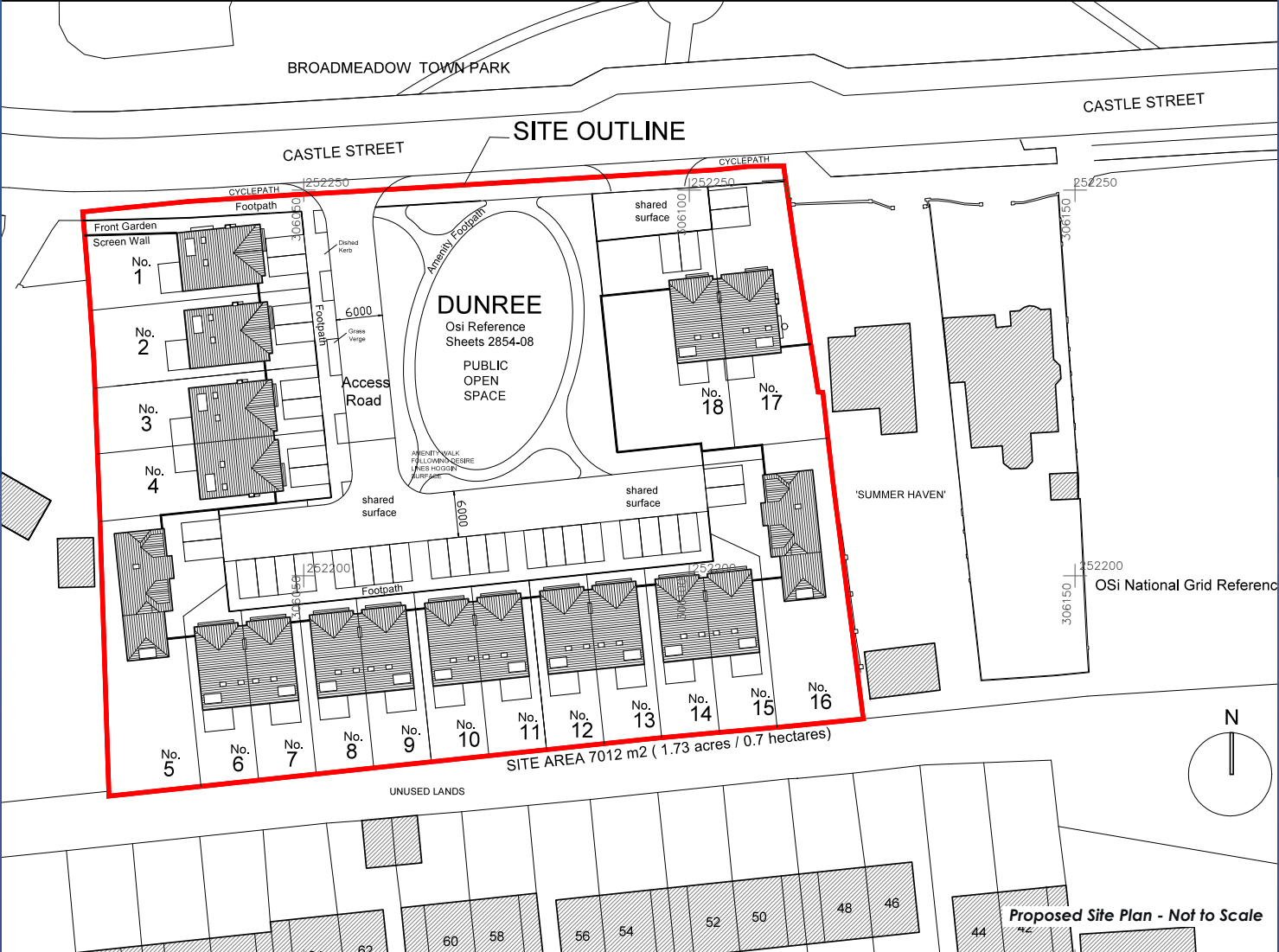
SERVICES

We understand that all main services are available to the site. All interested parties are required to satisfy themselves on the availability and adequacy of all services.

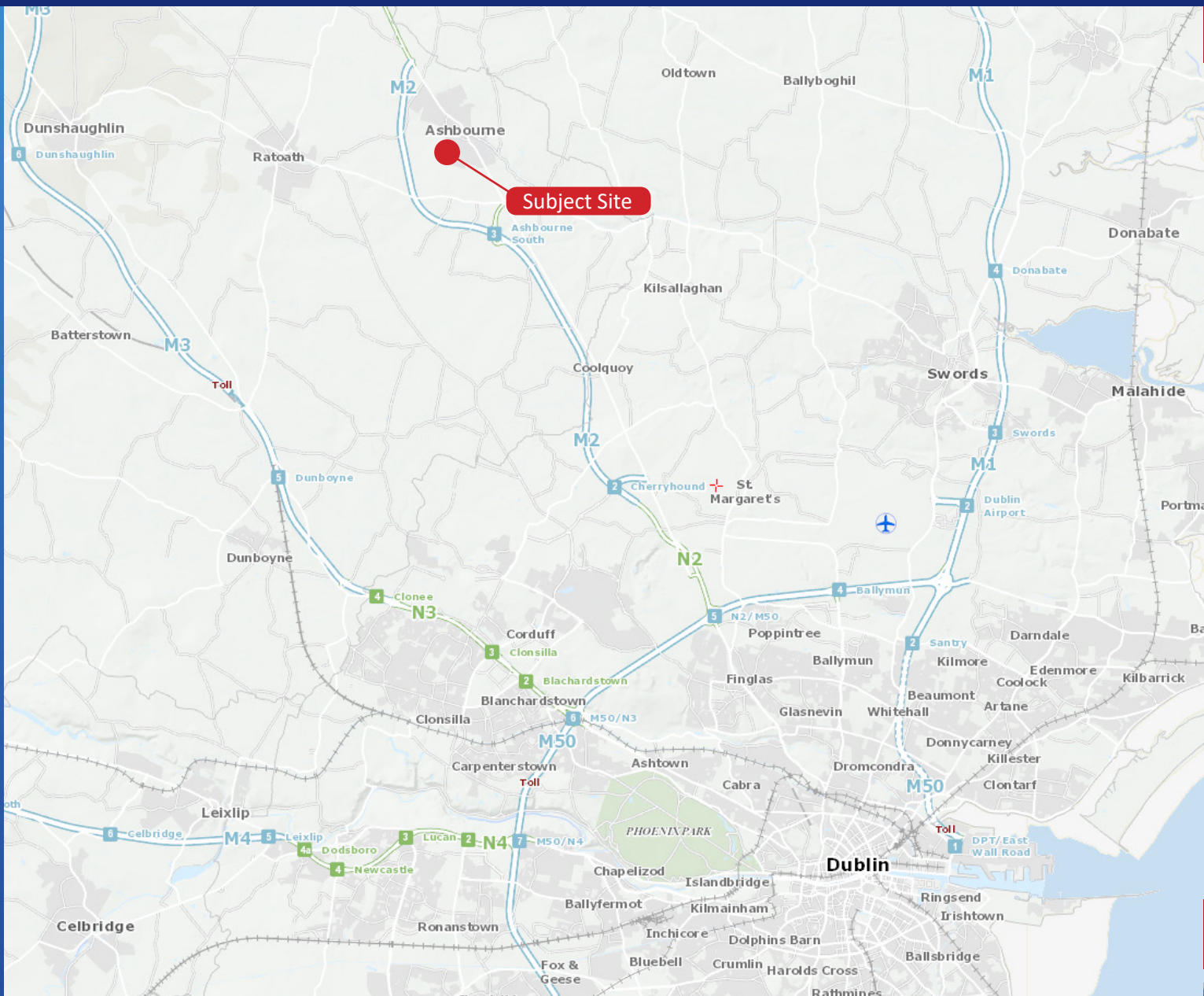
PROPOSED DEVELOPMENT

The subject site was granted planning permission by An Bord Pleanála (Ref No. PL17.247656) on 12th April 2017 for the construction of 18 houses.

No.	Type	Sq.m.
1	Type A - 5 Bed Detached	182
2	Type A - 5 Bed Detached	182
3	Type B - 5 Bed Semi-Detached	184
4	Type B - 5 Bed Semi-Detached	184
5	Type D1 - 3 Bed Bungalow	118
6	Type C - 4 Bed Semi Detached	147
7	Type C - 4 Bed Semi Detached	147
8	Type C - 4 Bed Semi Detached	147
9	Type C - 4 Bed Semi Detached	147
10	Type C - 4 Bed Semi Detached	147
11	Type C - 4 Bed Semi Detached	147
12	Type C - 4 Bed Semi Detached	147
13	Type C - 4 Bed Semi Detached	147
14	Type C - 4 Bed Semi Detached	147
15	Type C - 4 Bed Semi Detached	147
16	Type D1 - 3 Bed Bungalow	118
17	Type B - 5 Bed Semi-Detached	184
18	Type C - 4 Bed Semi Detached	147



Approx. 2.5 km from M2 Motorway



LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009521 SCSi. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

BER:

The existing derelict houses have a G rating. Individual BER numbers available on request.

TERMS:

For Sale by Private Treaty.

VIEWING:

By appointment through the sole selling agent.

Please contact:

David Cantwell (davidc@hmd.ie) or

Conor Steen (conors@hmd.ie).



01 6318 403

www.hmd.ie

118 Lower Baggot Street, Dublin 2

Email: commercial@hmd.ie

PSRA Licence No: 001651

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.