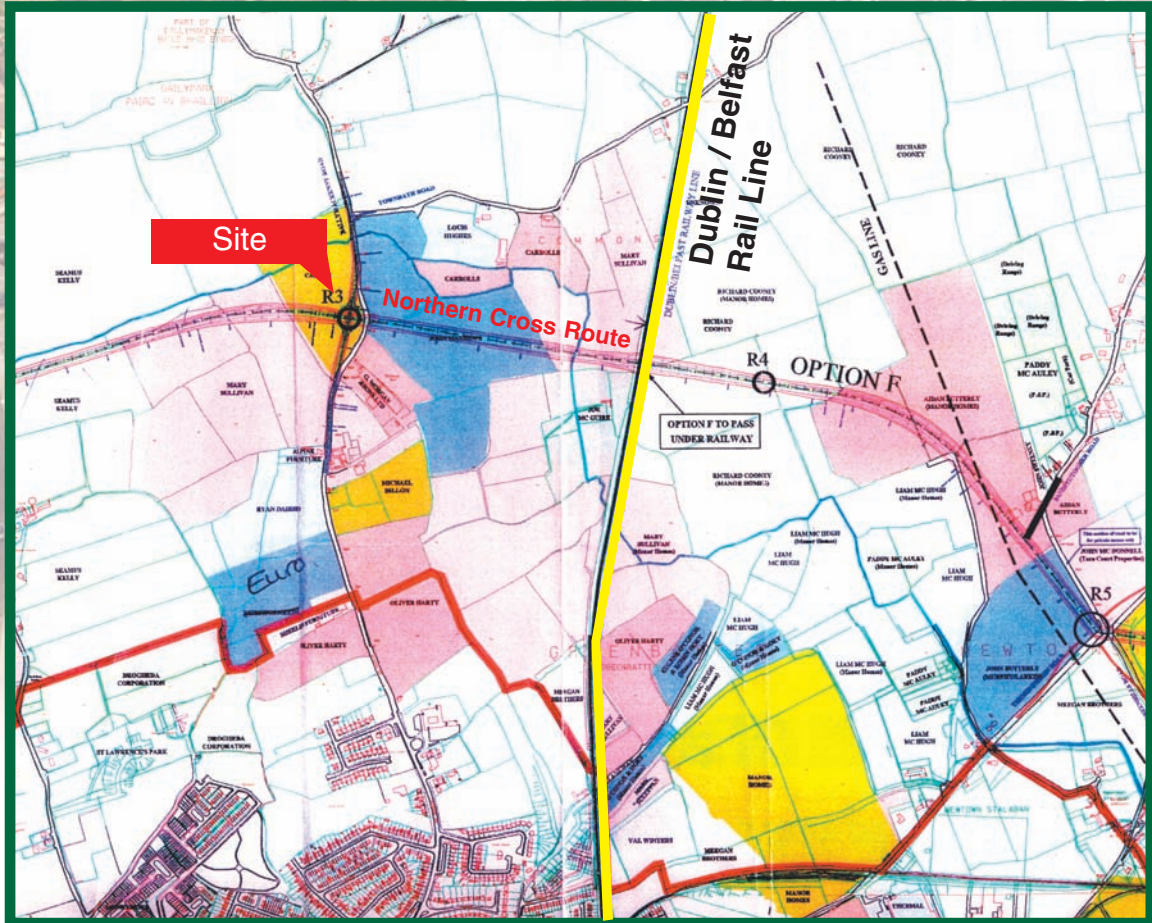


For Sale by Private Treaty



2.40 HECTARE (5.80 ACRE) SITE AT  
**BALLYMAKENNY ROAD,  
DROGHEDA, CO LOUTH**

**SITUATION**

The subject property is located on the Ballymakenny Road, Drogheda. It is located along the route of the Northern Cross which will link into the M1 motorway and lying approximately 3-kilometres north of Drogheda Town Centre.

# DESCRIPTION

Drogheda is situated in the rapidly developing northeastern corridor between Dublin and Belfast and is experiencing unprecedented development particularly in the retail sector.

## DROGHEDA TOWN

It is situated in the rapidly developing northeastern corridor between Dublin and Belfast and is experiencing unprecedented development particularly in the retail sector. The Town has a population in excess of 30,000 people and there are 230,000 people within a 30-minute drive of the Town. Drogheda has benefited greatly from the improvements in infrastructure and there are further improvements proposed in this area.

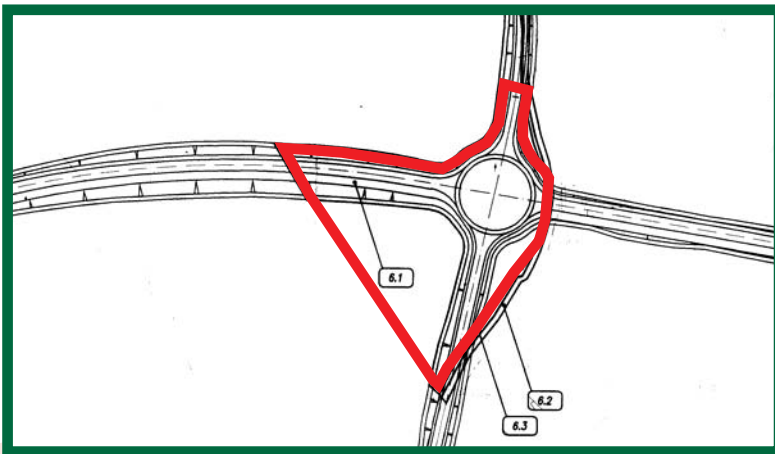
## DESCRIPTION

The land is an elevated site with good road frontage laid out in a single block. The roads authority has indicated that they will acquire a portion of land in connection with the road building programme. The balance of the property amounting to approximately 1.08 hectares 2.60 acres is currently zoned 'to provide for residential use in accordance with approved master plan' as per the North Drogheda Environs Development Plan 2004. Due to the fact that the property is to be located adjoining a roundabout it is likely that high density and a high roof level would be acceptable development on the site.

The site might be suitable to a commercial development (subject to the appropriate planning) due to its very high profile adjoining the proposed roundabout

## TITAL:

The property is held freehold.



## Please note

Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein. Maps/plans/illustrations are for illustration purposes only and are not to scale

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