



#### **Location:**

The unit is located approximately 5 kilometres from the N2 and 12 kilometres from the motorway (M1)

#### **Services:**

Mains electricity with access to both water and sewerage.

#### **Title:**

We understand that the title is freehold

#### **Zoning:**

The property is outside the areas covered in the Louth County Council Development Strategy, September 2002

#### **Directions:**

Go on the N 2 from Collon towards Ardee, take the turn on the third turn on the right hand side of the road towards Dunleer which is approximately 8 kilometres from Collon. Continue on this road and turn right at the first 4-road crossroads (Stifyans Cross). Phillipstown Engineering should be on your right hand side, continue on this road for approximately 3 kilometres and turn left down a tarred cull de sac. The unit is on the right hand side of the lane.

#### **Price:**

Price guide €400,000

#### **Other:**

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