

## For Sale By Private Treaty Approx. 9.2Ha (22.54 acres) Zoned Residential Killegland, Ashbourne Co. Meath



- Excellent Residential development site beside Ashbourne Town Centre
- Full Planning Permission for 258 residential units comprising a mixture of two and three bedroom semi-detached, terraced and duplex homes
- Full Planning Permission for a Crèche
- Ashbourne is a popular and established commuter location with excellent transport links being situated off the M2 just 23 km from Dublin City Centre and 19 km from Dublin Airport



Approximate Outline - For Identification Purposes Only



Site Layout Map

## Location

The lands are situated immediately to the west of Ashbourne Town Centre within walking distance of all the towns' amenities. Ashbourne is the second largest town in Co. Meath with a population of 12,153 persons and is an established commuter location with excellent local amenities and transport links to Dublin. It is situated close to the Meath-Dublin county boundary on the N2 National Primary Route, 23 km from Dublin City Centre, 19 km from Dublin Airport and 32km from Navan.

Ashbourne's urban form has been transformed over the past decade with the development of the new town centre and accompanying access routes. The town was further expanded with the construction of many new residential estates on the outskirts.

The lands form part of the towns' recently expanded area to the South West of the town and benefit from the structured nature of the development of the surrounding area with excellent pedestrian, cycle and vehicular links to the town centre, the regional and national road networks. Donaghmore/Ashbourne GAA Club with its magnificent Clubhouse and playing facilities almost adjoins the lands.

## Description

The lands comprise of an almost rectangular shaped green field site which extends to approximately 9.2Ha (22.54 acres) and are situated about midway along the main road leading from the N2 to the grounds of Donaghmore /Ashbourne GAA Club. The lands are situated to the north and south of the road and have extensive frontage to same. In addition they have frontage to a roundabout on their South Eastern corner and a distributor road on their eastern boundary which leads back to the N2 Road to the North of the town centre.

The lands are level and are laid out in two divisions straddling the access road with the larger portion being to the North of the road. The smaller portion of the lands is situated to the South of the access road and extends to the Broadmeadow River.

## Schedule of Accommodation

Breakdown of units	Approx. Number
Three bed three storey houses	31
Three bed two storey semi detached	31
Three bed two storey terrace	133
Two bed two storey terrace	51
Duplex Ground Floor	6
Duplex Second Floor	4
Apartments	2
Creche (69 children)	1

Schedule for information purposes only. Please refer to DA803096 and PL17.233241 and relevant conditions.



Ashbourne



Tayto Park

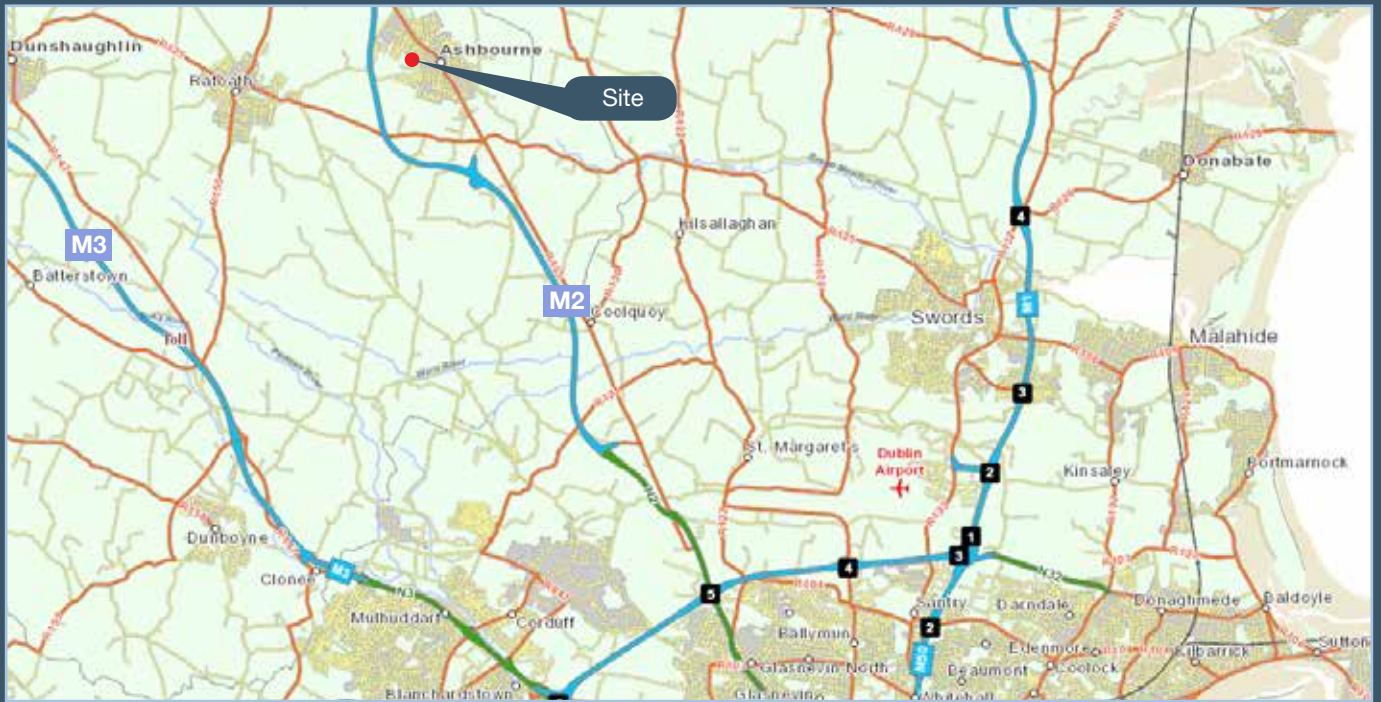


Ashbourne House Hotel

## Planning & Zoning

The lands are currently zoned 'A5' - "To provide for low density residential development in accordance with an approved framework plan and individual dwelling design" in the Ashbourne Local Area Plan 2009. This LAP was adopted in September 2009 and aims to deliver a high quality living environment in neighbourhoods with a range of housing types and sufficient community facilities to serve the needs of residents.

The lands have the benefit of a grant of full planning permission for 258 no. residential units comprising a mixture of two and three bedroom terraced, semi-detached and duplex homes and a Crèche. Meath County Council granted this permission (Ref; DA803096) in March 2009 but the applicant subsequently appealed to An Bord Pleanala (Ref; PL17.233241) against conditions posed in relation to financial contributions. An Bord Pleanala upheld the conditions and decision by Meath County Council.



## Service

We understand that all the mains services are available to the lands including electricity, gas, water and mains drainage.

Interested parties are requested to satisfy themselves on the availability and adequacy of all services.

## Further information & Viewings

Further information is available upon request. The site can be viewed at any time.

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