

An aerial photograph showing a large land bank outlined in white. The land bank contains a residential development with red-roofed houses, a river, and various fields. The background shows a town and a cloudy sky.

Coonan
PROPERTY



**Residence & land bank
extending to approx. 39.5 acres (16 ha)**

Boyne Road, Navan, Co. Meath



Residence on approx. 39.5 acres (16 ha), Boyne Road, Navan, Co. Meath.

- Residence and yard with frontage to the River Boyne and the Boyne Road
- Land bank extending to approx. 39.5 acres (16 ha) with zoning
- Prime land holding with development potential predominantly zoned – High Amenity
- Positioned on the northeastern side of Navan in a predominantly residential area
- This property offers the prospect to acquire a strategic land bank opportunity to facilitate the growth and development of Navan into the future
- Of interest to developers, investors and those seeking an investment with growth prospects

Asking Price
Excess €1,250,000

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The Property

The subject property comprises of a residence and yard on approx. 39.5 acres (16 ha) of land in agricultural use, the land is set in a mature setting along the River Boyne with four access points onto Boyne Road. The residential element of the property is in need of modernisation.

There is a two-storey red bricked cottage which is single storey to the roadside and drops into a courtyard which oozes character and has a real old world feel. Set behind the courtyard is a mix of cut stone buildings made up of a haybarn with leanto, machinery and storage sheds.

The spilt level 6 bedroom residence extends to approx. 2,840 sq.ft. sq.ft. (264 sq.m.).

The lands are laid out in approximately five divisions with boundaries comprising a mix of mature hedgerows, trees and the canal cow path connecting to the River Boyne. The property also connects onto the new residential development known as Rowley's Lock.

The land is mainly in use for grazing and is in mature grass with three agricultural access points plus a separate entrance to the residential section.



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Location

Navan is situated on the River Boyne and has expanded considerably over the past two decades due to its proximity to Dublin City Centre (c.50 kms away) and its excellent road infrastructure (M3 motorway). As a result, Navan has become a commuter town with a population in excess of 35,000 people. The nearby M3 Motorway provides easy access to Blanchardstown (37km) and Dublin City Centre.

Navan, and the surrounding area, is steeped in history and has become a busy commercial centre and the county town for the Meath area. There are many industrial estates located in the vicinity such as Beechmount Industrial Estate and Navan Enterprise Centre.

The property is positioned on the northern side of Navan on the Boyne Road.



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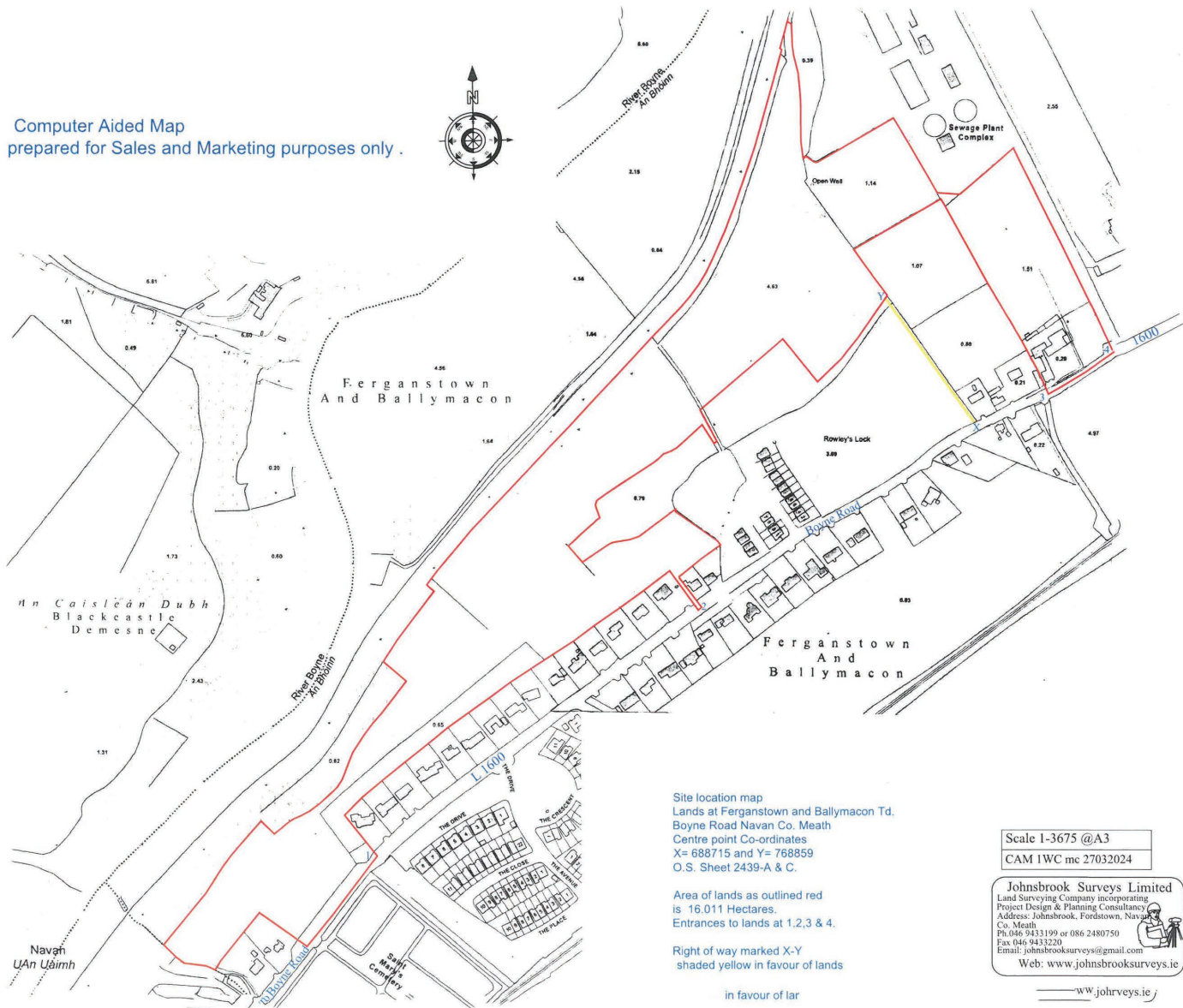
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Computer Aided Map
prepared for Sales and Marketing purposes only



Site location map
Lands at Ferganstown and Ballymacon Td.
Boyne Road Navan Co. Meath
Centre point Co-ordinates
X= 688715 and Y= 768859
O.S. Sheet 2439-A & C.

Area of lands as outlined red
is 16.011 Hectares.
Entrances to lands at 1,2,3 & 4.

Right of way marked X-Y
shaded yellow in favour of lands

in favour of lar

Scale 1-3675 @A3
CAM 1WC mc 27032024

Johnsbrook Surveys Limited
Land Surveying Company incorporating
Project Design & Planning Consultancy
Address: Johnsbrook, Fordstown, Navan
Co. Meath
Ph 046 9433199 or 086 2480750
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Email: johnsbrooks-surveys@gmail.com
Web: www.johnsbrooks-surveys.ie

www.johrveys.ie

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Zoning and Services

Zoning

The majority of subject lands are zoned with in the Meath Development Plan 2021 -2027;

Approx. 27.68 acres (11.2 ha) with an objective for H1 - High Amenity –
to protect and improve areas of high amenity.

Permitted Uses

Cycleways / Greenways / Trail Development, Land & Water Based Recreational Activities
Open Space, Cultural Activities.

Open for Consideration Uses

Kiosk, Restaurant, Tea Room, Sensitive re-use of existing structures.

The balance of the lands are positioned outside the development boundary.

Services

Mains water and sewerage connected to the property.

Interested parties are invited to satisfy themselves in relation to the availability
and adequacy of services.

Included in Sale

All fixtures and fittings excluding the fireplace in the sitting room.



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DIRECTIONS

Eircode: C15 E0E0

BER RATING



VIEWING

By prior appointment at any reasonable hour..

METHOD OF SALE

The subject property is offered for sale by Private Treaty.

SOLICITOR

Emma Gilhooly, Larney Gilhooly Lynn Solicitor,
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