

FOR SALE

MCCARTER'S ROAD, BUNCRANA, CO. DONEGAL



PRIME DEVELOPMENT SITE CIRCA 2.2 ACRES

ZONED 'TOWN CENTRE' IN THE COUNTY DEVELOPMENT PLAN '18-'24

MCCARTER'S ROAD, BUNCRANA

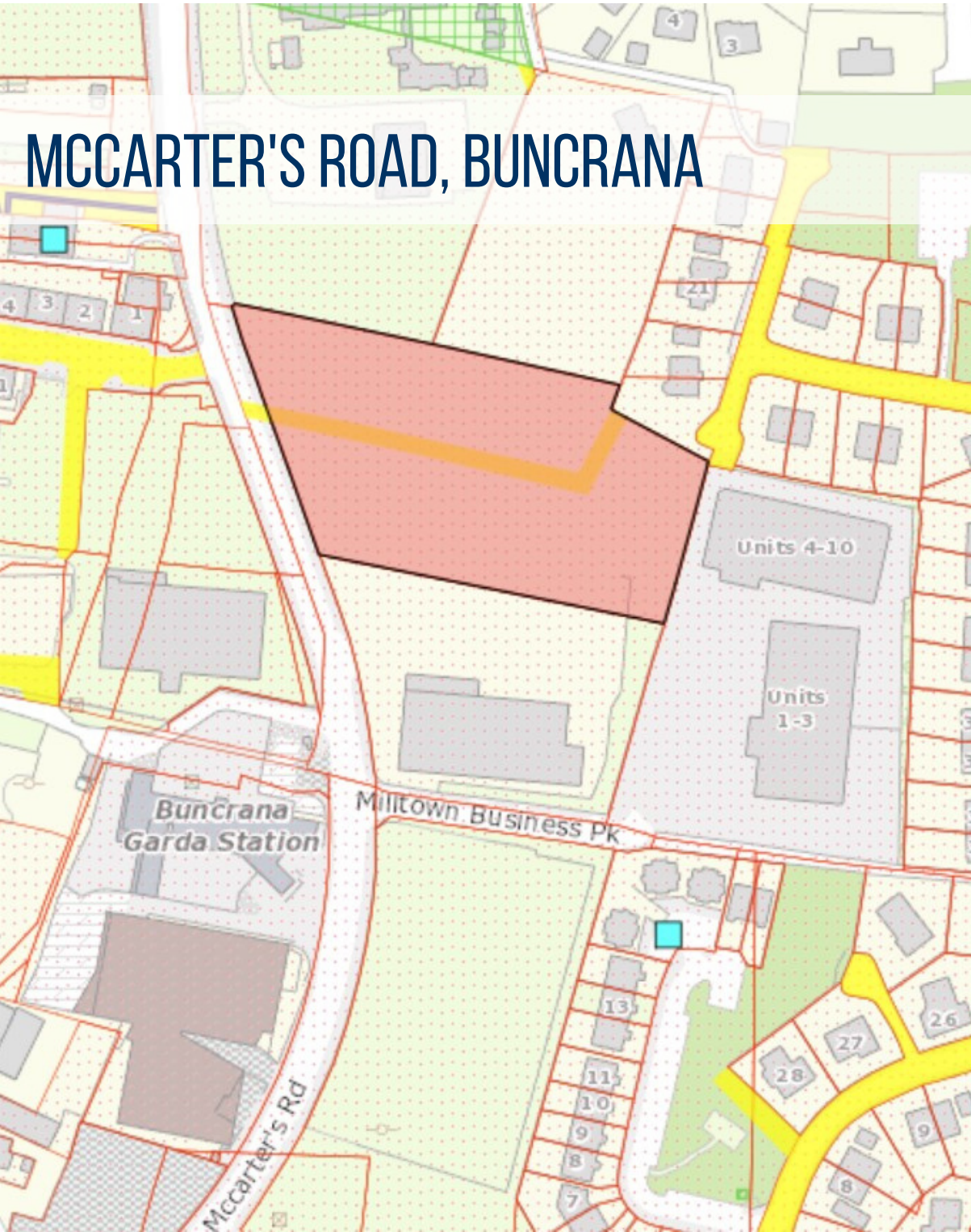


LOCATION

Buncrana, located beside Lough Swilly on the Inishowen peninsula in Donegal, is approximately 23 km northwest of Derry and 43 km north of Letterkenny. It is the second most populous town in Donegal, with a population of 6,785 in the 2011 Census.

This prime development site is located on McCarter's Road, next to Aldi and opposite Ardaravan Square.

This site offers developers and investors a unique opportunity to acquire a key development site in the heart of Buncrana, with enviable road frontage and proximity to key town centre amenities.

A detailed map of the area around McCarter's Road in Buncrana. The map shows various land parcels, some of which are highlighted in red and yellow. A large red-shaded area is located in the upper left quadrant. To the south of this area is a grey-shaded area labeled 'Units 4-10' and 'Units 1-3'. Further south is a grey-shaded area labeled 'Buncrana Garda Station'. To the east of the red-shaded area is a green-shaded area labeled 'Milltown Business Park'. The map also shows several residential plots with house numbers, including 1, 2, 3, 4, 7, 8, 9, 10, 11, 13, 26, 27, 28, and 29. A blue square is located on the map, indicating a specific site. The map is titled 'McCARTER'S ROAD, BUNCRANA' in large blue letters at the top left.

MCCARTER'S ROAD, BUNCRANA

DESCRIPTION

Comprising a total of 0.89 Hectares / 2.199 acres within Folio DL26572.

Immediately south of the site is an Aldi Supermarket, while Ardaravan Square sits to the west of the site on the opposite side of McCarter's Road.

To the east, the site largely boundaries a retail park that includes a Discount Store, Tyre Fitters, Children's Play Centre and Gym. The north eastern boundary abuts a residential development at Ardaravan Heights.

Immediately north of the site is Buncrana Medical Centre.

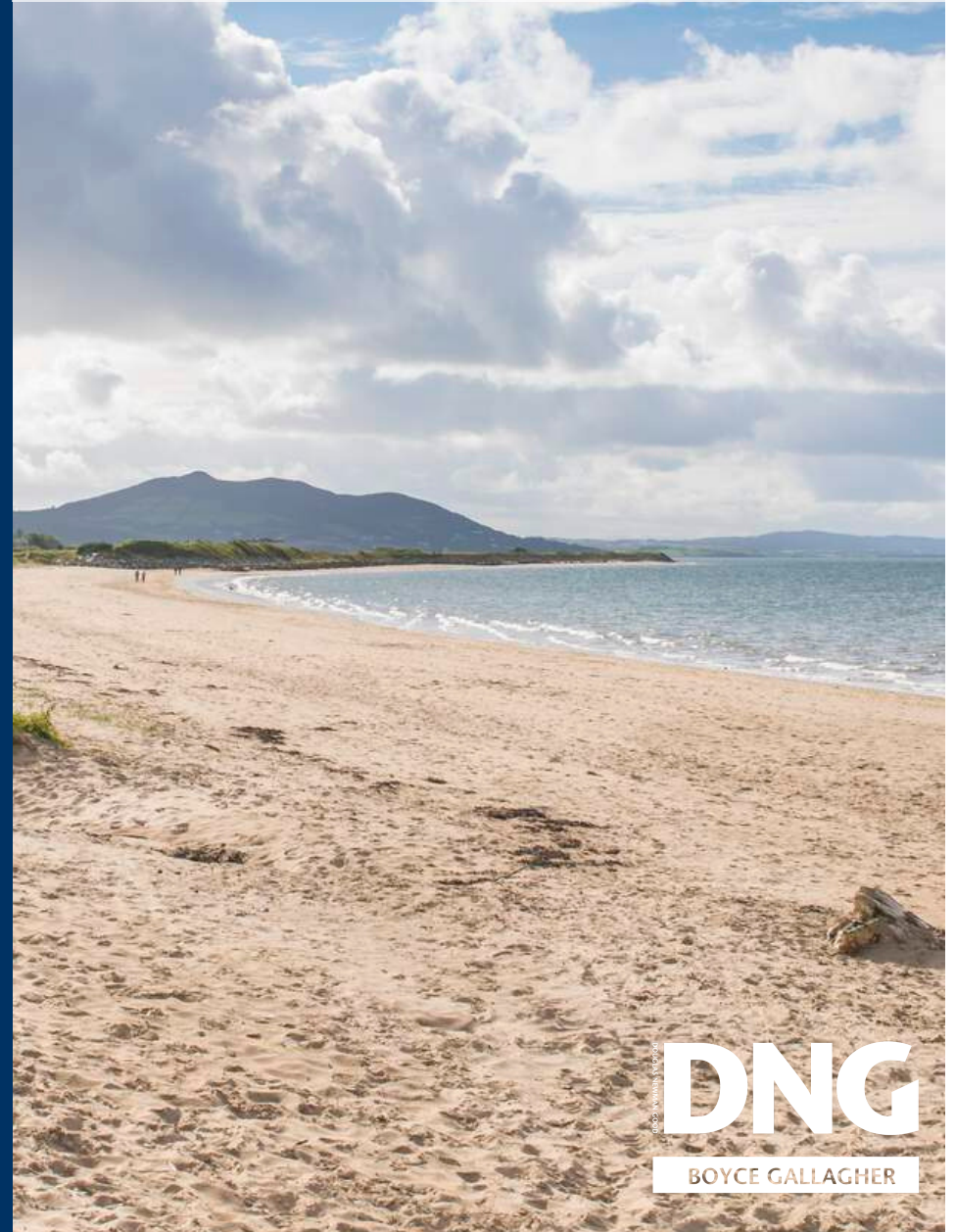
DEVELOPMENT

The town centre of Buncrana is concentrated around Upper and Lower Main Street and extends eastwards from Lower Main Street into a new quarter at Ardaravan Square which is located opposite this development site.

Zoned as 'Town Centre' in the Donegal County Development Plan 2018 – 2024, this site is reserved for 'a diverse mix of commercial, retail, office, cultural, leisure/entertainment, residential and other uses appropriate to the town centre and to promote the Town Centre as the primary retail location.'

Multi-million Euro Government funding has recently been secured for the town as part of a number of projects including The Repowering Buncrana project, a new Digital Hub and Leisure Centre. The projects plan to strengthen the shore front amenities along with an overall plan to transform Buncrana town centre, drive economic growth and boost tourism.

MCCARTER'S ROAD, BUNCRANA



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