

Land

Coonan
PROPERTY



Bracetown, Clonee, Co. Meath - approx. 15 acres(6.07 Ha)

**Zoned Objective E2/E3 General Enterprise and Employment /
Warehousing and Distribution**

- Prime potential development lands ideal for any Enterprise or Industrial use
- Excellent road frontage and easy access to M3, M50 and Dublin airport
- Adjacent to M3 parkway, bus routes and large population centres
- Located in area with huge growth potential for commercial uses
- Easily developed lands with huge frontage and profile to the public road

Dublin city and Airport -18 km, Clonee/Dunboyne 3 km, M50 10km

PSRA No. 003764 coonan.com

Approx. 15 acres
(6.07 ha)

POA

Private Treaty

Location:

The property is located along the R147 roadway just off junction 5 on the M3 Motorway. It is located c.3 kms from Dunboyne and Clonee close to the Meath/Dublin border and c.18kms north west of Dublin City Centre. Located just 1kms from M3 Parkway Park and Ride Rail station. The subject lands are adjacent to Bracetown Business Park, The Hub logistics Park, Drummonds, Rennicks Sign Factory, and is also adjacent to the Facebook Data Centre, MSD Biologics, Kilsaran Concrete and Avoca Dunboyne as well as just 5 km from Damastown Industrial Estate in West Dublin.

Meath County Council has stated an objective in their recently adapted development plan "To continue to support and facilitate the development of the Dunboyne-Clonee area as a hub for employment and economic investment in County Meath and the Dublin Metropolitan Area.



Zoning

The lands are zoned E2/E3 in the 2021-2027 Meath County Development Plan

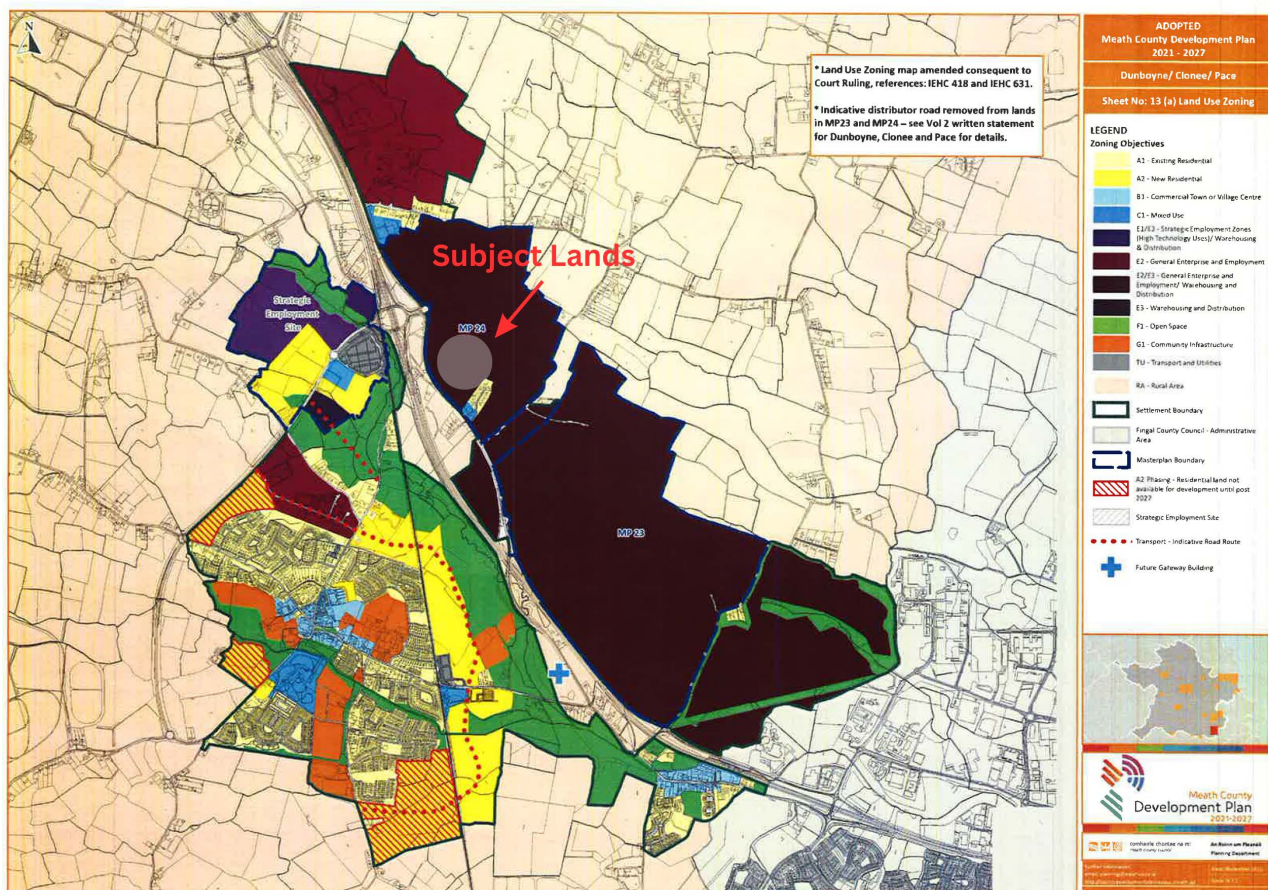
E2 General Enterprise and Employment

Objective: *To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.*

E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

E3 Warehousing and Distribution

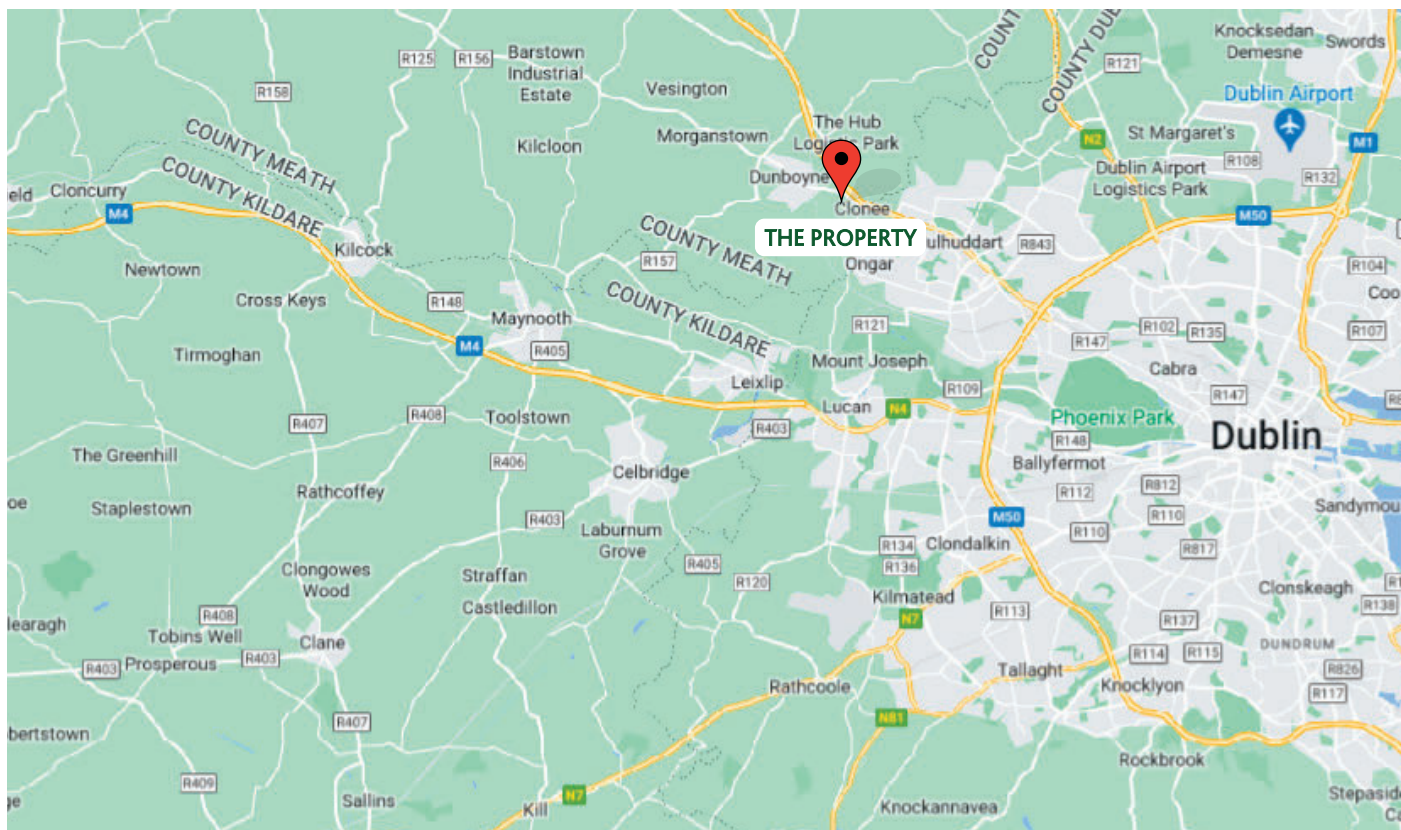
Objective: *To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.*



Additional information:

- Ideal lands for development of any industrial or commercial use
- Easily accessed from all major road arteries off M50 and from Dublin city
- Only 15 minute drive to Dublin airport
- Close to many multinational and national companies
- Superb zoning which facilitates a multitude of possibilities.





Directions:

From Dublin proceed out M3 to junction 5. Take slip road at J 5 and proceed toward Ratoath/Trim at first roundabout. At 2nd roundabout take 2nd exit for Clonilla along R147 and property is approximately 300m on left hand side identified by for sale sign.

VIEWING

By appointment with sole agent at any convenient time.

