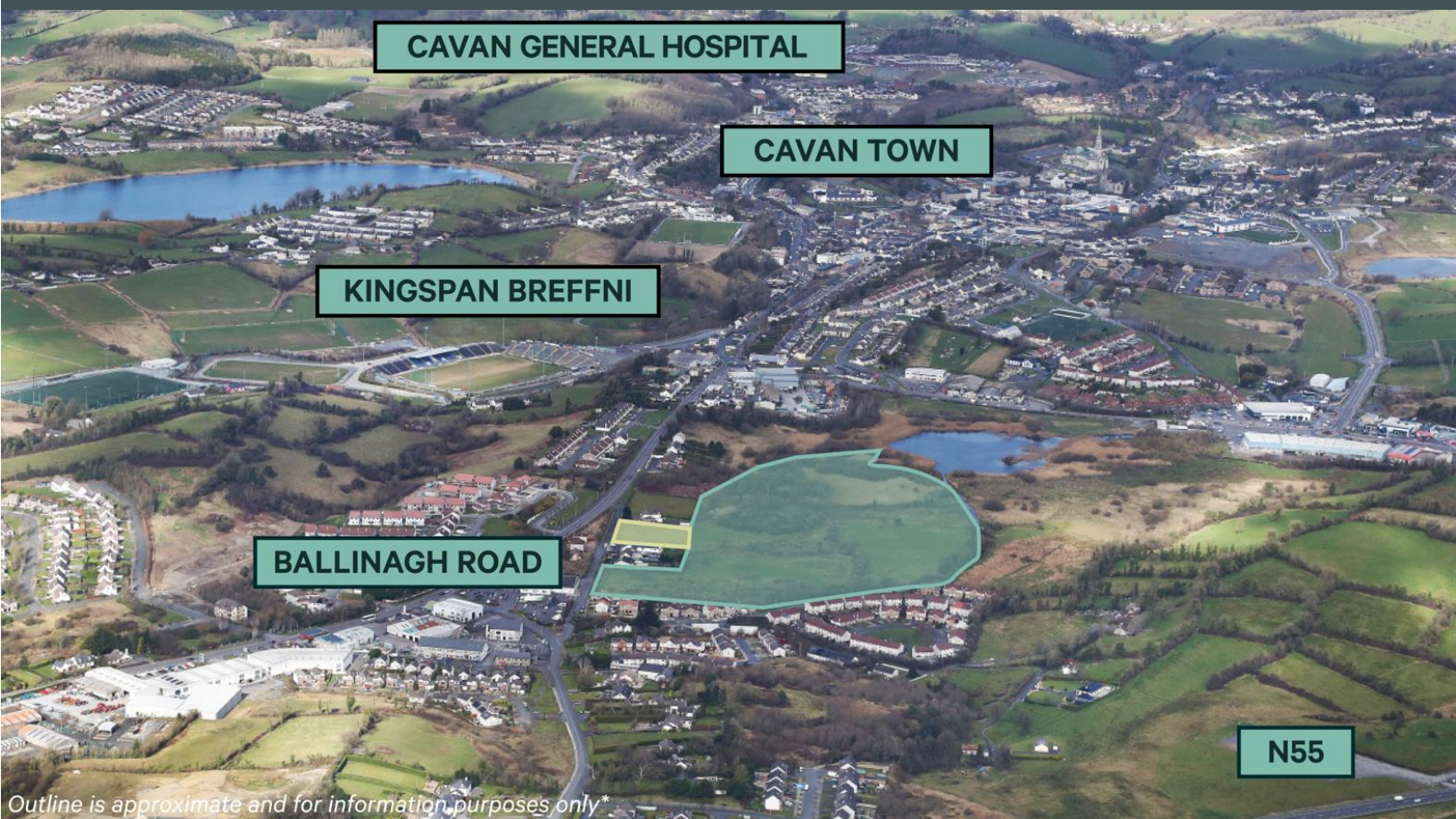


For Sale by Private Treaty

CBRE

Lands at Creighan, Cavan, Co. Cavan

Residential Development Opportunity (S.P.P)



Key Highlights



Prime location approx.
1.2km from Cavan Town
and the N55 road
network



Zoned Proposed Residential
under the Cavan County
Development Plan
2022 - 2028



Total Site Area Measures
Approx. 7.10 ha (17.54 acres)



Potential for 133
Residential Units (S.P.P)



Available In 1 or More Lots



*For identification purposes only

Location

The subject property is strategically located along the Ballinagh Road approx. 1.2km from Cavan Town Centre. The N55, Cavan to Athlone road, provides a local link between N3, N4, N6, the route starts at the Dublin Road roundabout on the N3 Cavan bypass, approx. 1.7km from the site.

The site is situated adjacent to an established and well-developed residential area south of Cavan Town, which is serviced by a wide range of social and community amenities in addition to a variety of commercial/retail facilities.

The area is well connected by bus with a number of regional routes linking Cavan to larger towns and cities including Dublin, Athlone, Galway & Belfast.

Description

The total property comprises a largely regular shaped site extending to approx. 7.10 hectares (17.54 acres) and is greenfield in nature. The site is available in 1 or more Lots.

The site is zoned 'Proposed Residential' – "Provide for new residential development in tandem with the provision of the necessary social and physical infrastructure." under the Cavan County Development Plan 2022 - 2028.

The site has the benefit of a feasibility study indicating the potential for 133 residential units on the site, which aligns with the Cavan County Development Plan 2022 – 2028 density of 22 units per hectare.

Key Highlights



Border Town with
easy access to
Northern Ireland



Detailed design reports
mitigate planning
uncertainties



Close to a range of Local
Amenities



Cavan General Hospital
located approx. 3.8km
from the site



Proposed Site Plan

Zoning

The site is zoned Mixed-Use (Residential, Public Community, Amenity & Sport).

Design Proposal

A successful Section 247 Consultation in November 2023 confirms the viability of the residential scheme, with a mix of houses, duplexes and apartments.

The design proposal provides for dual aspect units, approx. 225 bicycle spaces and 188 car parking spaces. The Schedule of Accommodation below indicates the proposed unit mix.

Type	No. Units
4 Bed Detached	2
4 Bed Semi-Detached	16
3 Bed Terraced	27
2 Bed Detached	6
2 Bed Duplexes	26
3 Bed Duplexes	26
1 & 2 Bed Apartments	30
Total	133

Proposed Schedule of Accommodation

Title

We understand that the property is held on a freehold basis.

Services

We understand that all mains services are available to the property, however interested parties are required to satisfy themselves as to the adequacy and availability of all services to the property.

Viewing

Viewing is strictly by appointment with the sole selling agents.

BER

Exempt

Solicitor

Claire Moran
Cathal L. Flynn & Co
St. George's Terrace,
Townparks,
Carrick-On-Shannon,
Co. Leitrim

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