

Development Land

Coonan
PROPERTY



Fairyhouse Road, Ratoath, Co. Meath – approx. 21.2 acres (8.58 ha)

Zoned Enterprise and Employment

- Prime development lands ideal for any enterprise or industrial use
- Excellent location with road front onto the Fairyhouse Road on the outskirts of Ratoath town
- Zoned E2 (General Enterprise and Employment) in the 2021 to 2027 Meath County Development Plan
- Easy access to M3 motorway at Junction 5 and the M2 motorway at Junction 3 both approx. 7 km away

Ratoath 1km, M3 motorway 7km, M50 motorway 16km

land approx. 21.2
acres (8.58 ha)

Guide Price:
POA

Private Treaty

Location

Ratoath is a popular commuter town in south Co. Meath. It has a growing population due to its close proximity to Dublin and excellent road infrastructure. The M3 motorway is accessible via Junction 3 at Dunboyne while the M2 is accessible via Junction 5 at Ashbourne with Dublin city and surrounds just a short commute away. It also has the benefit of a regular bus service and a commuter rail service from nearby Pace train station.

The town has over 10,000 residents as per the 2022 census and amenities in the town include schools, supermarkets, and many local businesses. Ratoath is home to the nationally renowned Fairyhouse Racecourse and Tatterstalls Ireland. Avoca, MSD and Kilsaran all have branches just outside the town providing employment.

Additional Information

- Dual frontage onto Fairyhouse Road and Commons Lane
- Close to Fairyhouse Racecourse
- Opposite proposed junction with Ratoath Outer Relief Road
- Possible re-zoning opportunity



Zoning

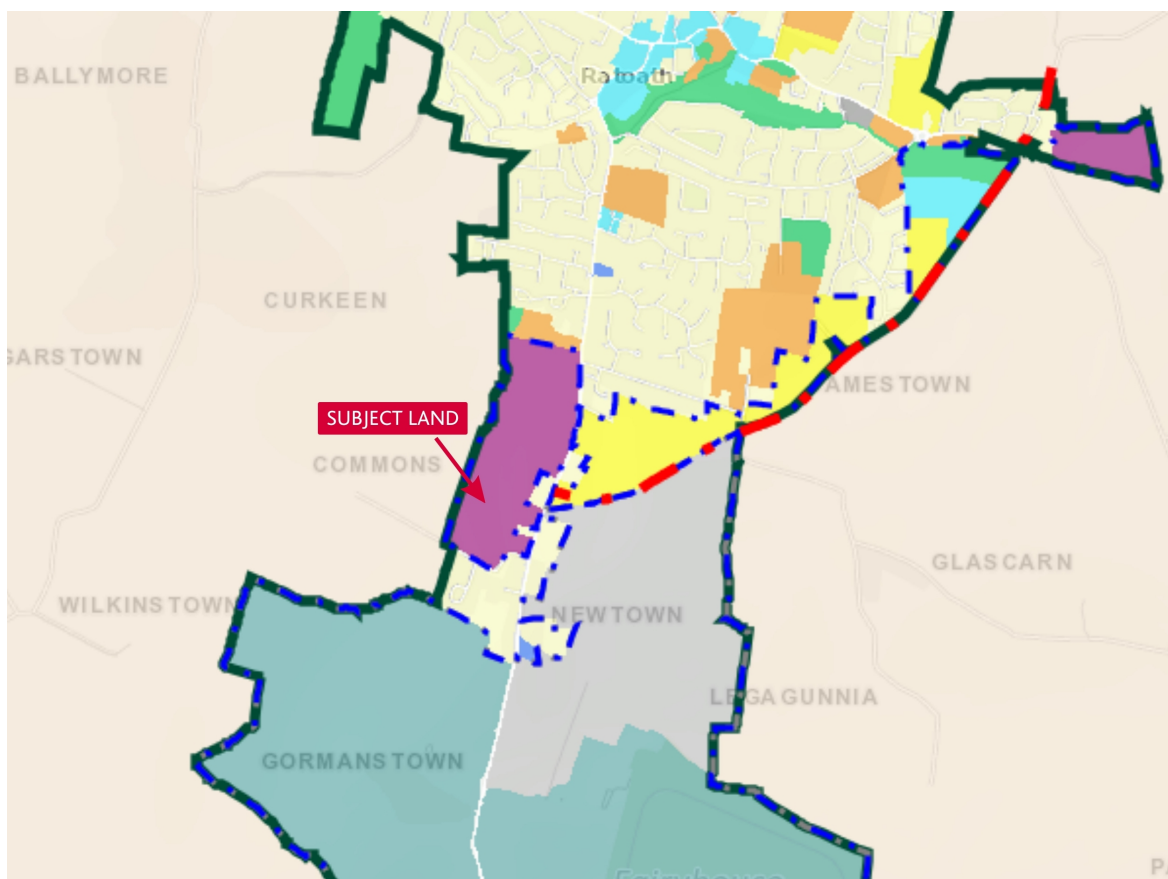
The lands are zoned E2 in the 2021-2027 Meath County Development Plan

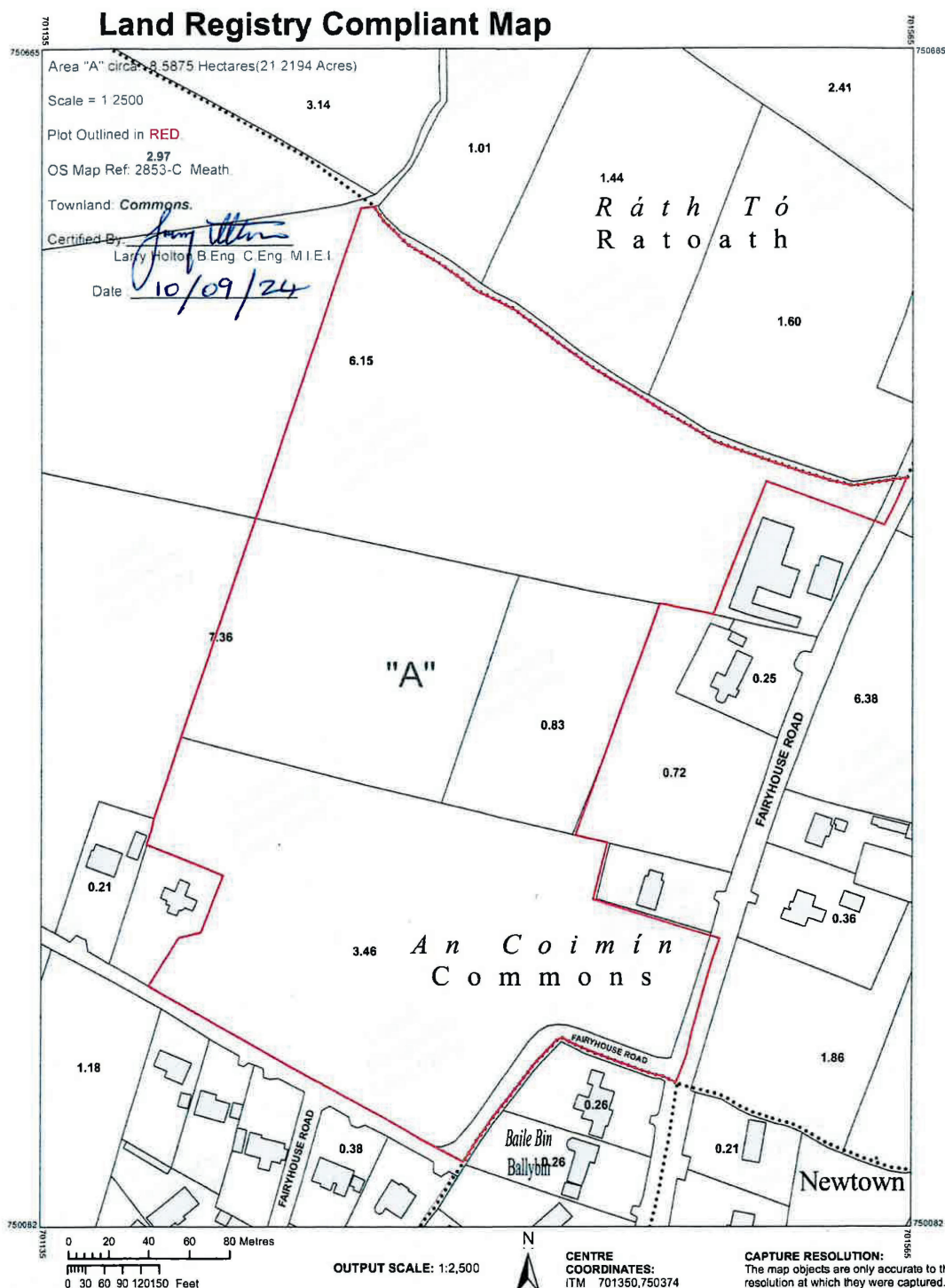
E2 General Enterprise and Employment

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.

The area has a proven record of industrial and enterprise use including the nearby Ashbourne Industrial and Business Parks, Bracetown Business Park and Dunshaughlin Business Park.





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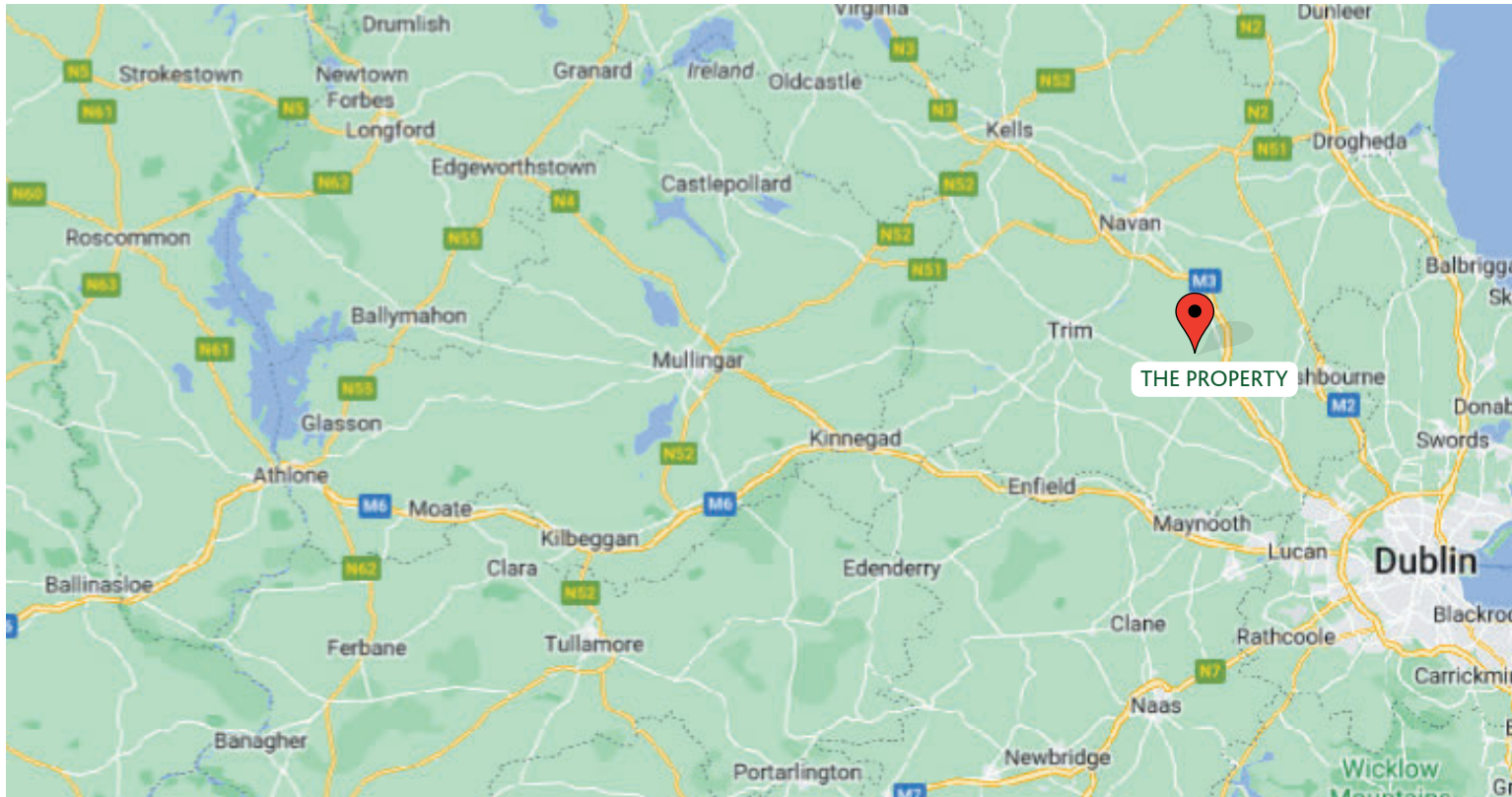
Taité Éireann,
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This topographic map does not show legal property boundaries, nor does it show

Directions

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Directions:

From Dublin, take the M3 motorway and exit at Junction 5 Dunboyne. On the roundabout, take the 3rd exit marked for Ratoath and take the first exit at the next roundabout. Continue on the R147 for approx. 2km and at the roundabout take the 3rd exit for Ratoath. Continue for approx. 4.5km and the site is on the left hand side marked by a For Sale sign.

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Viewing:

By appointment at any reasonable hour

PSRA No.: 003764.

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