

FOR SALE

by Private Treaty

CASEY
ESTATES

Prime Town Centre Development Site

Bridge Street, Ashbourne, Co. Meath.



For Illustration Purposes Only

FPP for 36 Apartments, 2 Retail and 1 Office Units.

Prime town centre site with dual frontage to Bridge Street (R135) and Bachelors Walk, beside Aldi and near Ashbourne Court Hotel.

Excellent location just off the M2, 14km from the M50 and 22km from Dublin City Centre.

Site area: approx. 0.165 ha (1,650 sq. m / 0.41 acres).

Planning permission (Ref: 2560600, 22/09/2025) for 36 apartments, two retail units, one office, undercroft parking (34 spaces), and a landscaped courtyard.

Ready-to-go opportunity surrounded by shops, schools, and leisure amenities, including Emerald Park and Fairhouse Racecourse.

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LOCATION

The property occupies a prime position on the eastern side of Bridge Street in the heart of Ashbourne town centre. It enjoys dual frontage onto both Bridge Street and Bachelors Walk, directly beside the Aldi supermarket and close to the Ashbourne Court Hotel.

Ashbourne is Meath’s second largest town, strategically located just off the M2 motorway, approximately 14km from the M50 and about 22km northwest of Dublin City Centre. The town has a population of roughly 12,700 residents and benefits from excellent transport links, with regular Bus Éireann services and the Ashbourne Connect express coach providing direct access to Dublin.

The surrounding area comprises a blend of retail and residential uses, complemented by a wide range of amenities, including schools, shops, and sports facilities such as GAA, soccer, and rugby clubs. Nearby attractions include Emerald Park (formerly Tayto Park), located around 6km to the north, and Fairyhouse Racecourse, approximately 10km to the west.

DESCRIPTION

The property comprises two derelict dwellings on a broadly regular-shaped site extending to approximately 0.165 hectares (1,650 sq. m / 0.41 acres).

Full planning permission has been granted for the demolition of the existing non-habitable dwellings and associated derelict structures, and for the construction of a four-storey mixed-use development comprising 36 apartments (21 one-bedroom and 15 two-bedroom units), together with 2 retail units and 1 office unit at ground floor level. The scheme also includes undercroft parking for 34 cars, bicycle storage, bin storage, and a landscaped communal courtyard at first-floor level.

This represents an outstanding ready-to-go development opportunity in a prominent and central location within Ashbourne Town Centre, benefiting from dual frontage to Bridge Street (R135) and Bachelors Walk, and situated close to a wide range of local amenities and transport links.

PLANNING PERMISSION

Meath County Council granted planning permission (Planning Reference: 2560600) on 22/09/2025

Link to application details:

Click HERE

VIEWINGS

Strictly by appointment.

BER DETAILS

BER Exempt

SERVICES

We understand that all mains services are available.

TITLE

We understand the property is held freehold.

PRICE

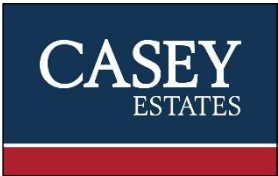
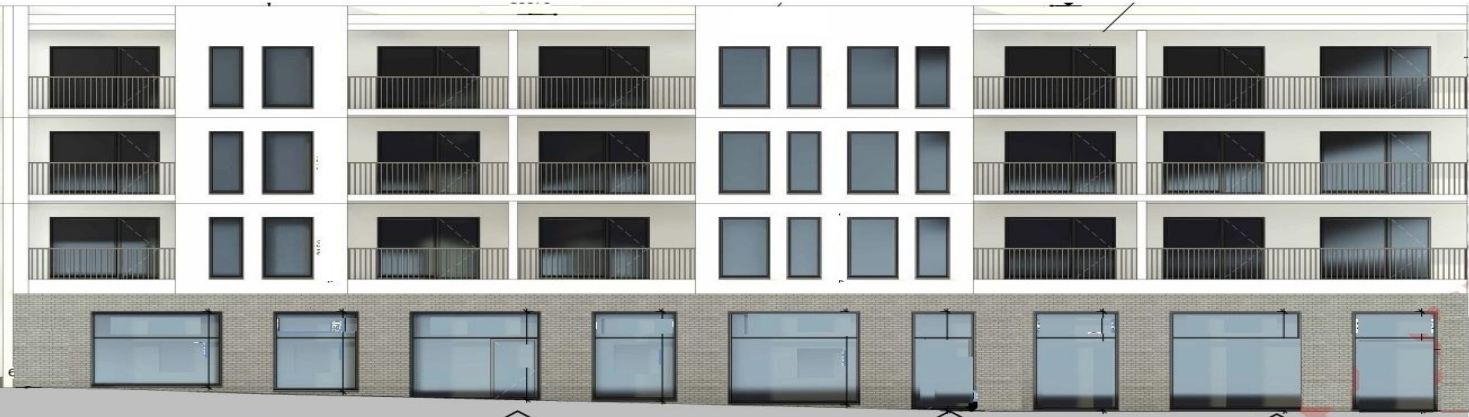
€1,800,000



GFA Retail Unit 1+2	176.51	m ²
GFA Office	87.79	m ²
GFA Retail + Office (total)	264.3	m ²

GFA Apartment Building incl. Common Areas	2877.21	m ²
Ground Floor Area	137.56	m ²
1st Floor	915.95	m ²
2nd Floor	911.85	m ²
3rd Floor	911.85	m ²

Total GFA Building	3141.51	m ²
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Conditions to be noted: Casey Estates Ltd for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed, and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Casey Estates Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. Casey Estates PSRA No: 004526