

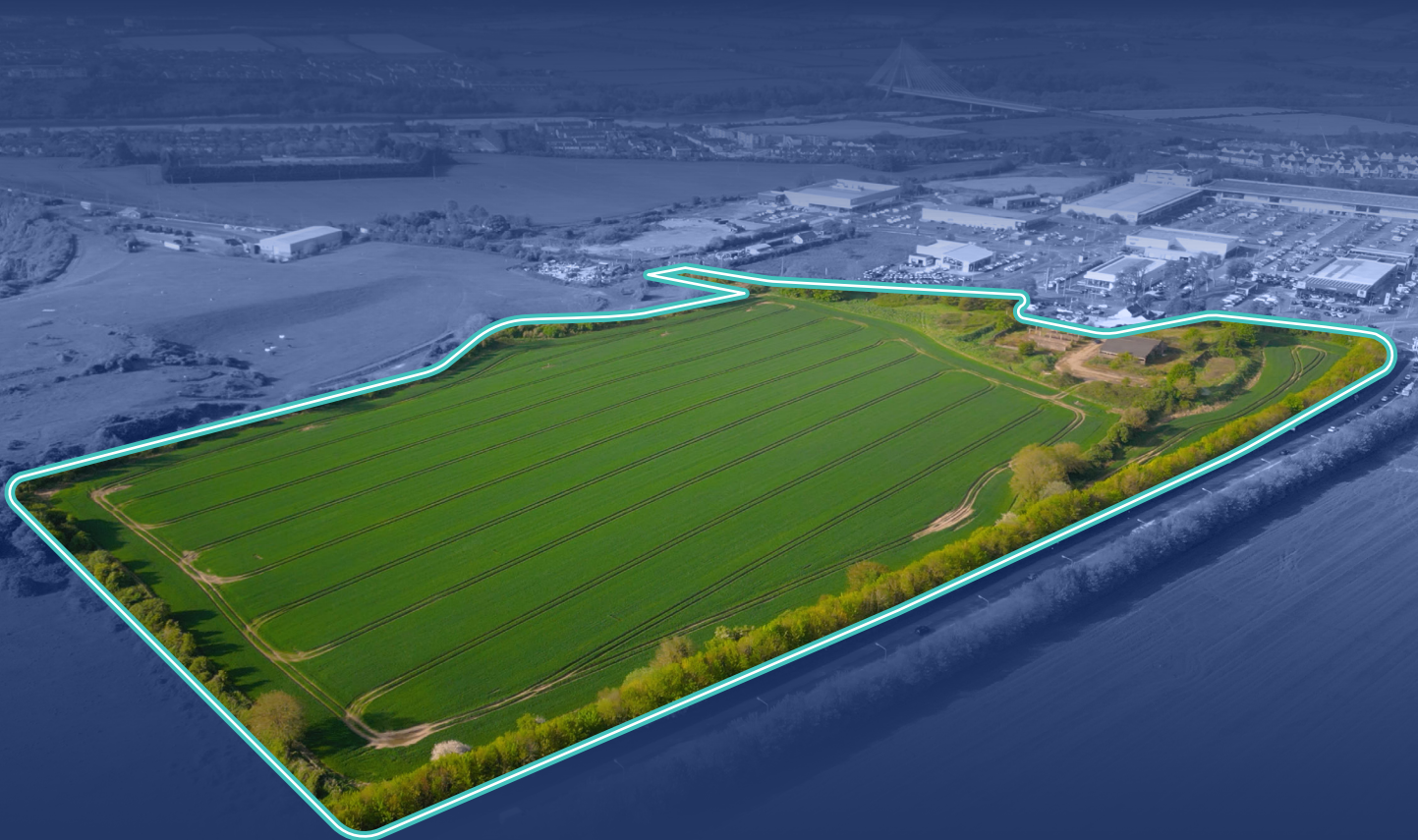
For Sale by Private Treaty



EXTENDING TO 11.0 HA (27.1 ACRES)

M1 LOGISTICS PARK LANDS

MELL, DROGHEDA, CO. LOUTH



Strategically located landholding adjacent to the M1 Motorway (Junction 10)
F.P.P. for a warehouse unit & associated infrastructure

THE OPPORTUNITY



HIGHLY ACCESSIBLE LOCATION

off the M1 motorway
(Junction 10 – Drogheda North)



STRATEGICALLY LOCATED

landbank extending to
approximately 11.0 hectares
(27.1 acres)



ENTIRE ZONED 'E1/ GENERAL EMPLOYMENT'

within the Louth County
Development Plan 2021-2027



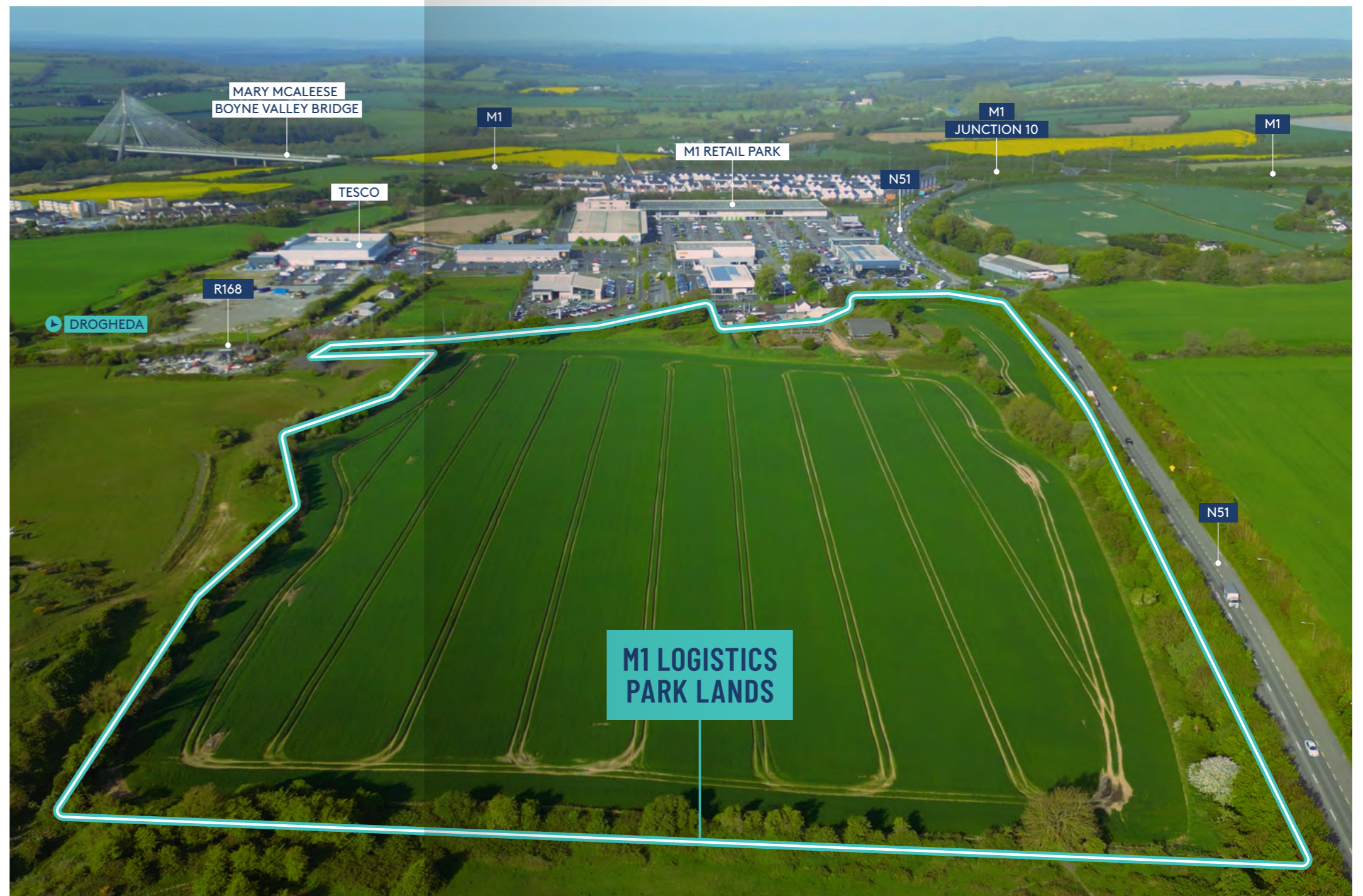
FULL PLANNING PERMISSION

for a single high-bay warehouse
unit extending to 3,347 sq m
and two separate access points



POTENTIAL TO DEVELOP A LOGISTICS/ WAREHOUSING SCHEME (S.P.P.)

with excellent accessibility to
the M1, M50, Dublin Airport,
Belfast etc





LOCATION

Drogheda, the largest town in the Republic of Ireland, is the county town of Louth and is situated on the east side of the M1 approximately 50 kms north of Dublin City; 40 kms north of the M50 (Junction 3) and 110 kms south of Belfast.

The M1 Logistics Park lands are located in the townland of Mell immediately east of the M1 (Dublin to Belfast) motorway at Junction 10 (Drogheda North) and approximately 3 kms north-west of Drogheda town centre.

M1 Retail Park is located immediately west of the subject lands and is home to high profile occupiers including Woodies, Lidl, Toyota, Volkswagen and BMW car dealerships together with a recently opened Tesco superstore. The Retail Park also benefits from 600 surface car parking spaces.

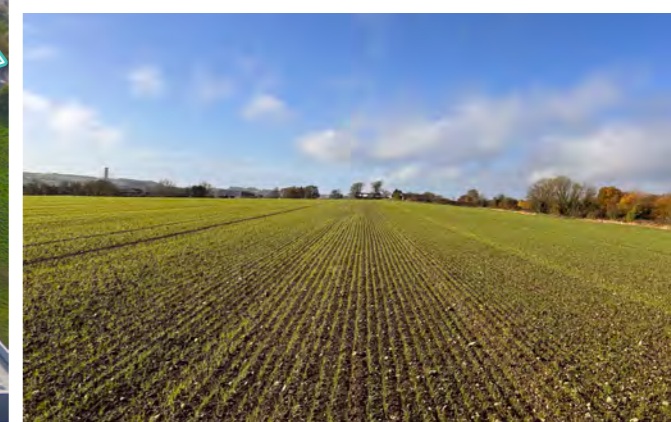
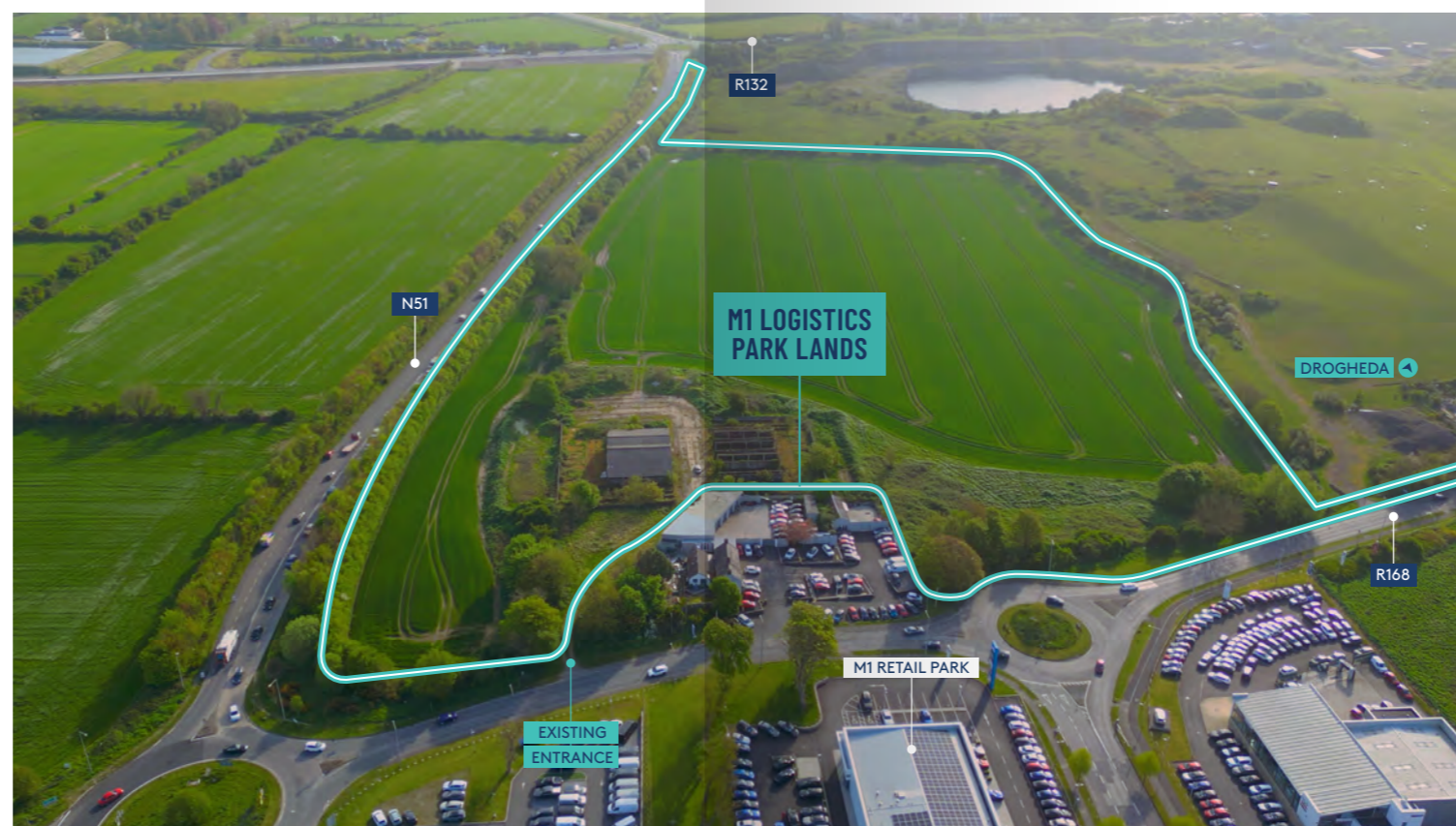
The lands have extensive frontage onto both the R168 and the N51 which has been extended by the Port Access Northern Cross Route (PANCR) in an easterly direction to facilitate extensive new housing developments in the Ballymakenny area.

DESCRIPTION

The lands comprise a substantial regular shaped landholding extending to approximately 11.0 hectares (27.1 acres). While benefitting from a grant of planning permission on part for an industrial development, the lands are greenfield in nature and currently in tillage. Boundaries on all sides are generally defined by natural hedgerows.

Strategically located at an important road intersection, the lands benefit from extensive dual road frontage of approximately 730 metres along the N51 to the north and a further 250 metres frontage along the R168 to the west.

Access is currently provided off the east side of the R168 approximately 100 metres north of the roundabout providing access to M1 Retail Park. There are a number of former farm buildings situated along the western boundary.

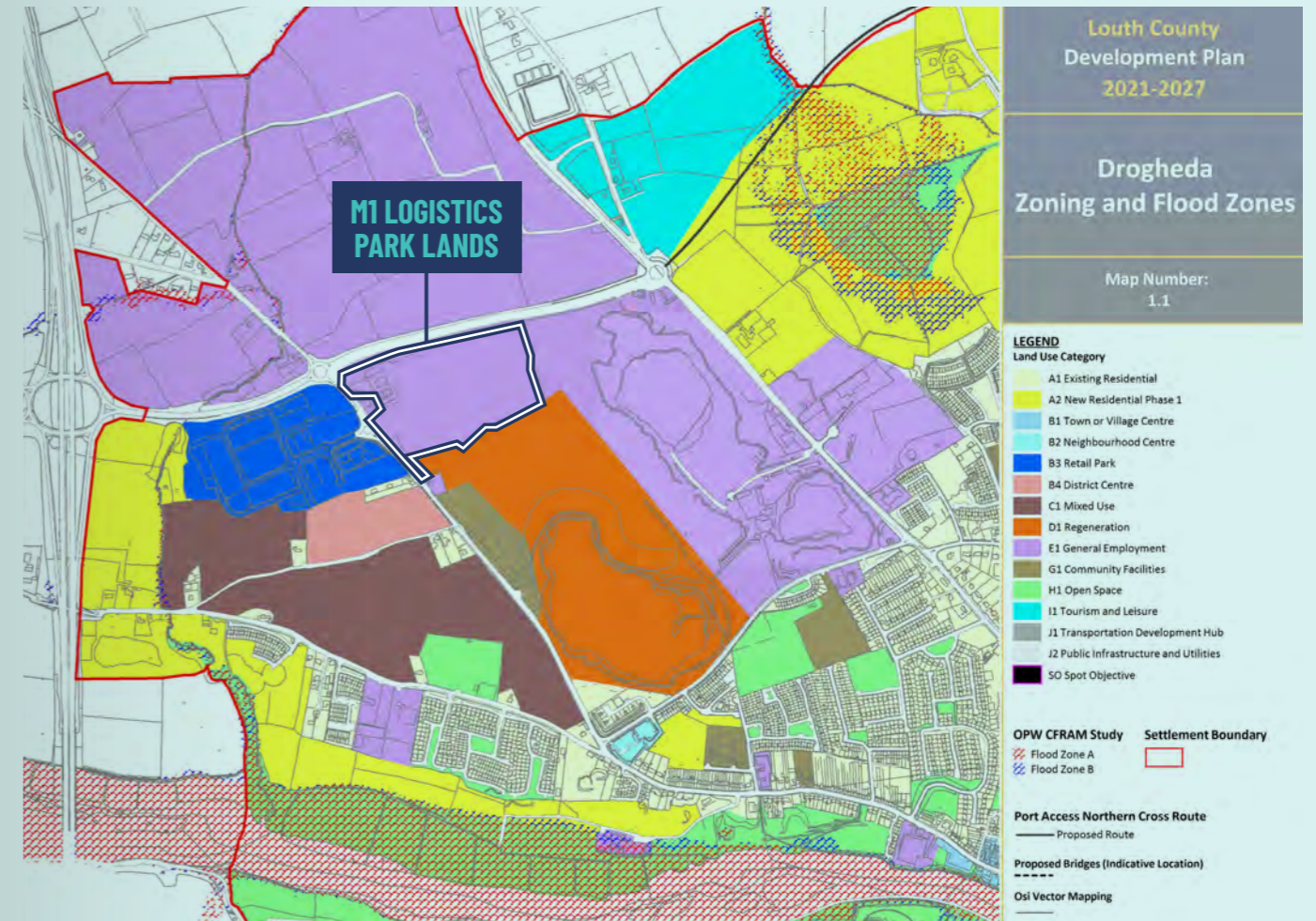


PERMITTED SCHEME

The lands benefit from a full grant of planning permission (Louth County Council Ref. 24/60514/An Coimisiún Pleanála 322759-25) for the development of a single high-bay warehouse unit extending to approximately 3,347 sq m (36,026 sq ft) together with associated roads and related infrastructure.

The permitted scheme includes two site entrances, one from the N51 to the north and another from the R168 to the west, connected via an internal estate road extending to 516 metres.

An indicative Master Plan prepared for the overall lands suggests that a further four no. industrial/logistics units could be developed on the remaining lands in addition to the permitted unit. The remaining lands could potentially accommodate further development in the order of 400,000 sq ft (subject to planning permission).



ZONING

The entire lands are zoned 'E1 - General Employment' within the Louth County Development Plan 2021-2027.

To provide for general enterprise and employment generating activities.

General Permissible Uses

Builders Provider/Yard, Business Enterprise Centre, Childcare Facility, Digital Innovation Hub/Coworking Space, Education Facility (Third Level or Training Centre), E- Charging Facility, Energy Installation, Food Processing Facility, High Technology Manufacturing, Hotel/Hostel/Aparthotel, Industry Light, Industry General, Logistics, Offices, Park and Ride Facilities, Port Related Uses, Research and Development, Road Transport Depot, Science and Technology Based Enterprise, Utilities, Vehicle Sales Outlet, Wholesale Warehousing/Cash and Carry, Warehousing (General).

Open for Consideration Uses

Abattoir, Coffee Shop/Tea Room, Car Dismantler/ Recovery Yard, Data Centres, Garden Centre, Industry Heavy*, Plant and Tool Hire, Public Services, Recycling Facility (Waste), Service Station, Telecommunications Structures, Vehicle Servicing/Maintenance Garage.



TENURE

The property is understood to be held freehold under folios LH1136, LH1137 and LH1144.

SERVICES

We understand all main services are available in the immediate vicinity of the subject property, however all interested parties should satisfy themselves as to the availability and capacity of these services.

SALES PROCESS

The property is being offered for sale by Private Treaty.

VIEWING

Strictly by prior appointment with the Sole Agent.

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ENQUIRIES

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