

**FOR SALE BY PRIVATE TREATY**

Our Lady's College

Newtown Road

Boyne Road

**BOYNE ROAD, DROGHEDA, CO. LOUTH**





**Development** FOR SALE BY PRIVATE TREATY

# Boyne Road

Drogheda, Co. Louth

## Details

- Refurbishment / redevelopment site of approximately 3.81 ha. (9.41 acres)
- Eight large residential units on an elevated site
- 200 metres frontage to Newtown Road
- Frontage of 120 metres to the Boyne Road, overlooking the River Boyne
- 2 kilometres east of Drogheda town centre
- Bound to the west by Our Lady's College, Greenhills
- Nearby residential developments include Shrewsbury Manor, Beaulieu Mews and Newtown Meadows

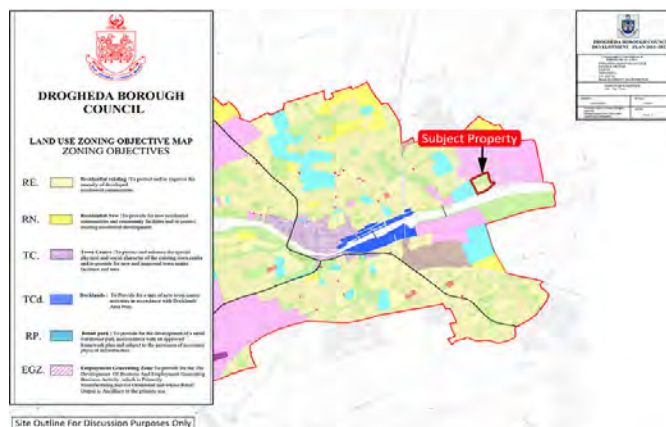


## Drogheda

- Drogheda is the largest town in Ireland with a population of 40,956 people (Census 2016)
- 750,000 people live within 30 minutes of Drogheda (Source: IDA Ireland)
- Located on the Dublin - Belfast Economic Corridor on the M1 Motorway
- Major employers in the town include: Our Lady of Lourdes Hospital and new technology companies such as BD, Kellton Tech, International Fund Services
- Drogheda serves an important retail function with two shopping centres (Scotch Hall and Laurence Town Centre) and two retail parks (Drogheda Retail Park and M1 Retail Park)
- Further information on the town is available at the following links:  
[www.drogheda.ie](http://www.drogheda.ie)  
[www.droghedachamber.com](http://www.droghedachamber.com)

## Planning

- The lands are zoned under the Drogheda Borough Council Development Plan 2011 - 2017( extended) as follows:
  - Approximately 1.70 ha. (4.2 acres) zoned "RE Residential Existing: To protect and or improve the amenity of developed residential communities"
  - Approximately 2.11 ha. (5.21 acres) zoned "OS Open Space and Recreation Area: To provide for and/or improve open and recreational amenities"
- Permitted uses under "Existing Residential" include Crèche, Childcare Facility, Guest House, Residential
- Further details on the zoning objectives are available at: [www.louthcoco.ie](http://www.louthcoco.ie) (PDF)



## Title

Freehold

## Solicitor

Kevin Byrne  
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## Folio



## Viewings

Strictly by appointment only

## Agent



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