

LANDS AT SLANE ROAD, DROGHEDA, CO. LOUTH

DROGHEDA
TOWN CENTRE



M1 Retail Park

Mell Road

Slane Road

To Belfast

M1

To Dublin

APPROX. 18.6 HA (46 ACRES)
FOR SALE BY TENDER

Latest Date for Receipt of Tenders
12 noon Thursday, 10th June 2021

- Superbly located high profile landholding close to J10 of the M1 & Drogheda Town Centre
- Entire zoned 'Mixed Use' in the Draft Louth County Development Plan 2021-2027
- Potential for Residential and Commercial uses (S.P.P)





LOCATION

Drogheda, the largest town in the Republic of Ireland, is the county town for Louth and is situated on the east side of the M1 approximately 50 kms north of Dublin City; 35 kms south of Dundalk and 120 kms south of Belfast.

The subject lands are superbly located approximately 1.5 kilometres north-west of Drogheda town centre adjacent to the M1 Retail Park. Junction J10 of the M1 (Dublin to Belfast) Motorway is situated approximately 1km to the north-west.



DESCRIPTION

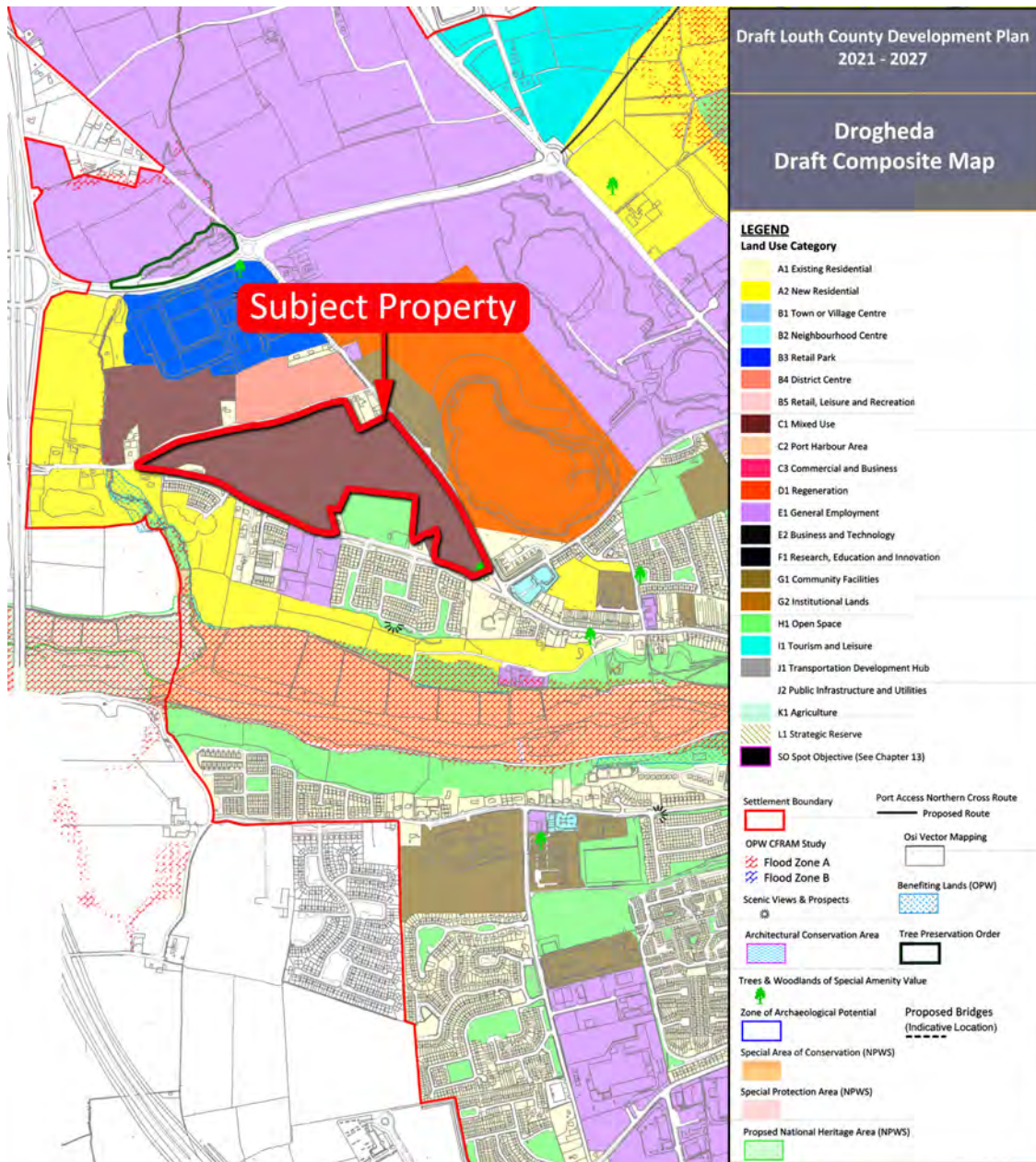
Superbly located high profile and extensive landholding extending to approximately 18.6 ha (46 acres).

The lands are generally level in nature throughout and currently in agricultural use as tillage ground.

The lands enjoy extensive frontage of approximately 700 metres to Slane Road, 500 metres to Mell Road and 620 metres to Barrack Lane. The site offers potential for the development (S.P.P) of a wide range of commercial and residential uses.

Neighbouring uses include the M1 Retail Park and residential estates of Boyne Meadows, Oldbridge, Boyne Hall and Boyne Lodge.

TOWN PLANNING



Draft Louth County Development Plan 2021 -2027

The site is zoned “C1” Mixed Use in the Draft Louth County Development Plan 2021-2027. The Objective of this zoning is “To provide for commercial, business and supporting residential uses.” It is expected that the plan will be adopted in Q4 2021.

This zoning allows for residential development along with a wide variety of commercial uses including offices and shops.

Generally Permitted Uses include: Bank/Financial Institution, B&B/ Guest House, Bring Banks, Business Enterprise Centre, Coffee Shop/Tea Room, Car Park, Casual Trading, Childcare Facility, Cinema, Community Facility, Craft Centre/Shop, Cultural Facility, Digital Innovation Hub/Co-working Space, E- Charging Facility, Hotel/Hostel/Aparthotel, Offices, Park/Playgrounds, Place of Worship, Public House, Public Services, Nursing Home, Recreational/Amenity Open Space, Residential, Residential Institution, Retirement Village, Restaurant, Sheltered Accommodation, Shop (Convenience) $\leq 1,500m^2$, Telecommunications Structures, Third Level, Student Accommodation, Tourist Facility, Training Centre, Utilities.

Existing Drogheda and Environs Development Plan 2011-2017

The lands are currently zoned BP - Business Park/ New Economy Business: “To provide for new business opportunities on a greenfield site which is designed in accordance to an overall Masterplan framework” within the existing Drogheda and Environs Development Plan 2011-2017.

TENDER PROCEDURE

The property is for sale by Tender. Tender documents are available from either the offices of the Solicitor or the Sole Agent. Completed tender documents are to be returned in a sealed envelope marked 'Slane Road Lands Tender' and to be received no later than 12 noon on Thursday 10th June 2021 to the offices of Branigan & Matthews Solicitors, 33 Laurence Street, Drogheda, Co. Louth. Eircode: A92 RK02. The vendors are not obliged to accept the highest or any tender received.

SERVICES

We understand all main services are generally available in the vicinity of the subject property, however all interested parties should satisfy themselves on the availability of services.



On the instructions of Belgard Estates Ltd.

TITLE

Freehold

SOLICITOR

Branigan & Matthews Solicitors,
33 Laurence Street, Drogheda, Co. Louth, A92
RK02

Tel: 041 983 8726

Contact: Mr. Kevin Byrne

Email: kevin@branmatt.ie

VIEWING

Strictly by prior appointment with the Sole Agent.

ENQUIRIES

Sole Agent



Niall Brereton

E: nbrereton@bannon.ie

T: 086 809 8164

Ronan Lavelle

E: rlavelle@bannon.ie

T: 087 384 7085