

For Sale by Private Treaty

c. 0.495 Hectares (1.223 acres)

**Zoned Town Development Site,
Fountain House
Mell, Drogheda, Co. Louth.**



Situation:

The subject property is located in Mell on the Northside of Drogheda Town. c. 1km west of Drogheda town centre. It is located just 1.5km from the M1 motorway in an area with great development potential. Drogheda is situated in the rapidly developing northeastern corridor between Dublin and Belfast and is experiencing unprecedented development particularly in the retail sector.

Drogheda Town has a population in excess of 30,000 people and there are 230,000 people within a 30-minute drive of the Town. Drogheda has benefited greatly from the improvements in infrastructure and there are further improvements proposed in this area.

Description;

The site comprises a rectangular, level site of approximately 0.495 Hectares (1.223 acres) with access onto Mell. A right of way also offers access to the rear of the site

Services

We are informed that mains services are available to the property.

Town Planning

The property is zoned RE Residential Existing '*to protect and/or improve the amenity of developed residential communities*' as per the Drogheda Borough Council Development Plan 2005-2011.

A feasibility study has been carried out on the site with a proposed development of 13 No. apartments, 18 No. houses and 120 Sq.m of retail space being suggested.

Title

The property is held freehold.

Please note: Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein. Maps/plans/illustrations are for illustration purposes only and are not to scale