

FOR SALE BY PRIVATE TREATY

RESIDENTIAL / COMMERCIAL DEVELOPMENT LANDHOLDING EXTENDING TO 37.14 HA (91.79 ACRES), GORMANSTON, CO. MEATH - AVAILABLE IN LOTS



- The lands are located in Gormanston 4km northwest of Balbriggan between the M1 Motorway and the former N1 National Primary Route (R132).
- The landholding comprises two adjoining but separate plots.
- The landholding falls under the administrative control of Meath County Council and is governed by the Meath County Development Plan 2013/2019 under Variation Number 2 (Gormanston).
- The lands are Zoned Objective A2 being “To provide for new residential communities within ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in Settlement Hierarchy”.

 **KELLY WALSH**
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

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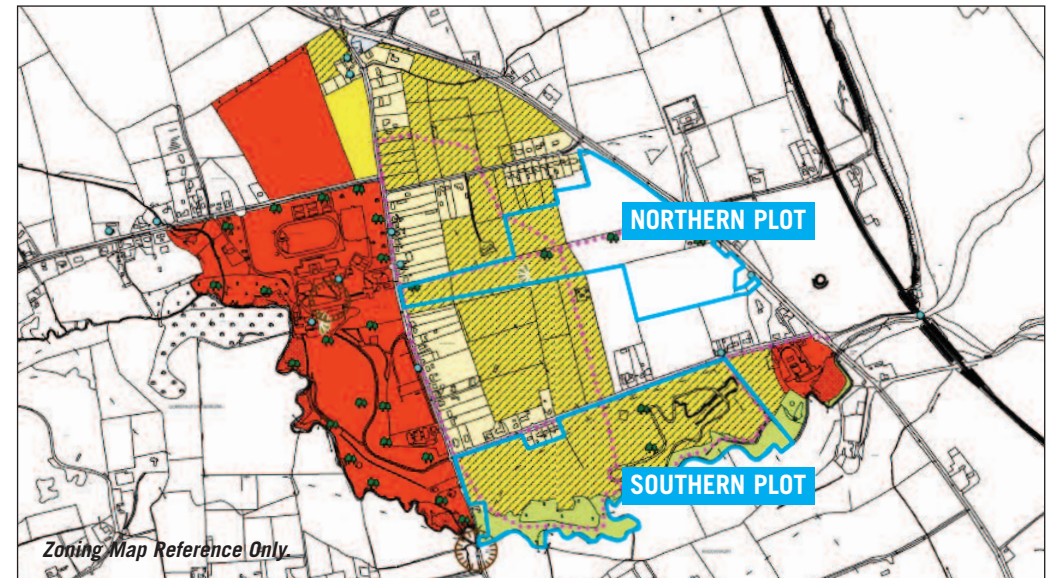
LOCATION

Gormanston is located in Co. Meath, 4km northwest of Balbriggan and 1km east of Stamullen.

Gormanston lies between the M1 Motorway and the former N1 National Primary Route (R132) and is serviced by an existing rail station to the east of the village. Its southern boundary is defined by the Fingal/Meath county boundary.

The surrounding area comprises a mixture of “one off” residential dwellings and green fields.

Gormanstown College adjoins the land to the west.



DESCRIPTION

The overall landholding extends to 37.14 Ha (91.79 Acres) in two adjoining but separate plots.

The northern plot extends to 16.74 Ha (41.37 Acres) and has extensive frontage to the R132 (Former N1) along its eastern boundary. The lands are currently in Greenfield Agricultural use and comprise a number of interconnecting fields. This portion of the landholding is generally level throughout.

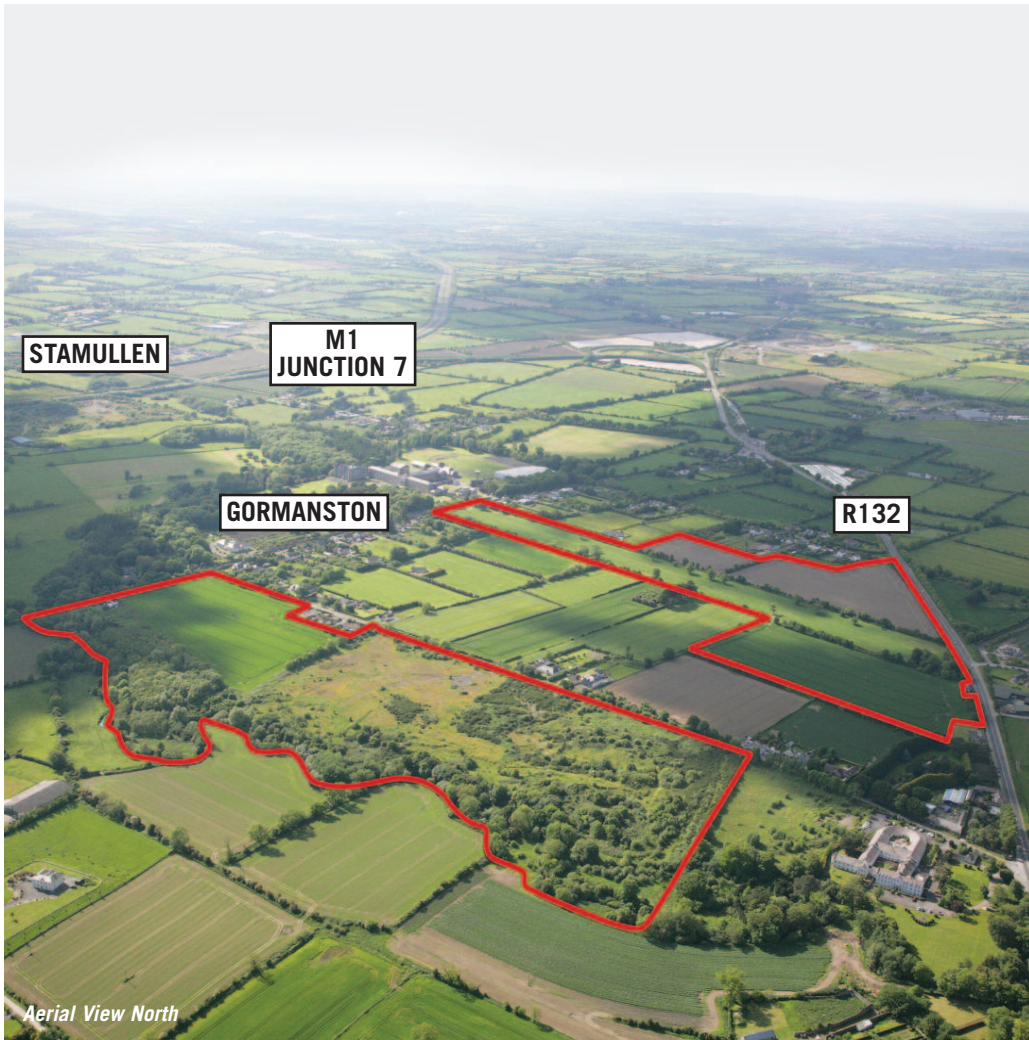
The southern plot which is more regular in shape extends to 20.40 Ha (50.42 Acres) and has extensive road frontage along its northern boundary. The lands fall slightly to the southern

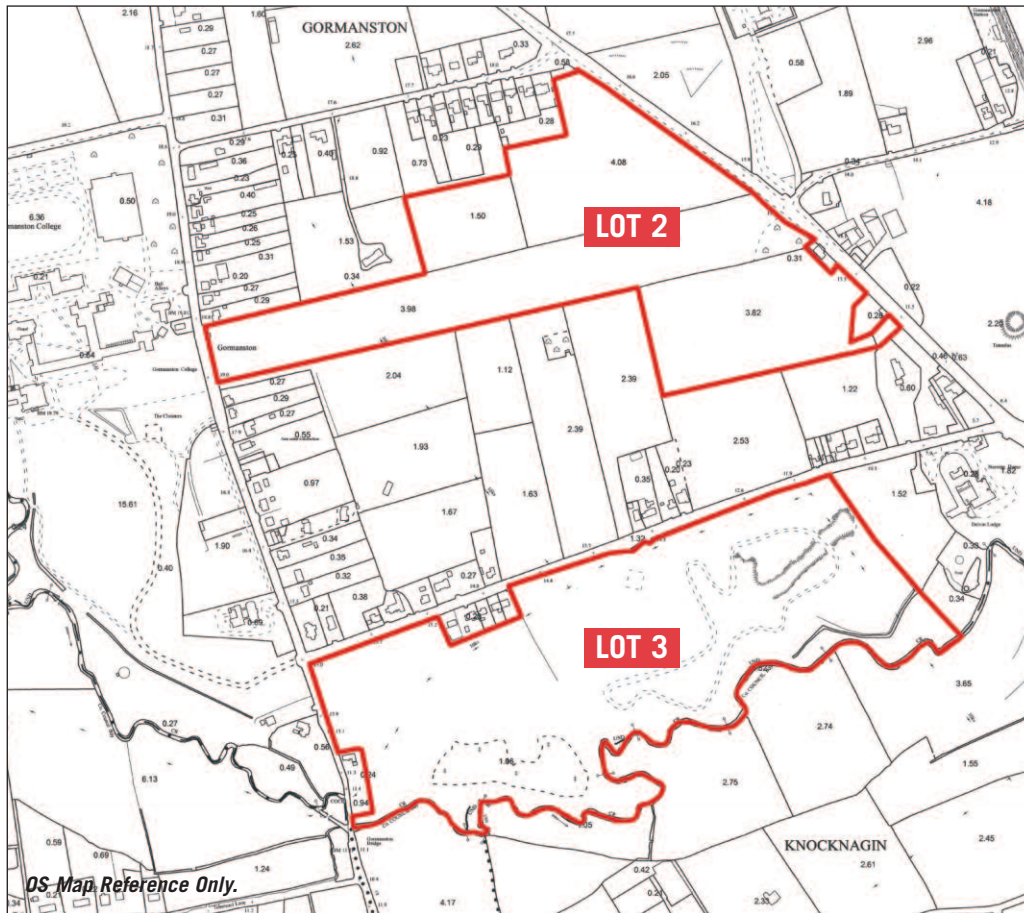
boundary which is defined by the Delvin River. This portion of the land has dense woodland along the riverbank.

TOWN PLANNING

The landholding falls under the administrative control of Meath County Council and is governed by the Meath County Development Plan 2013/2019 under Variation Number 2 (Gormanstown).

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SALE PROCESS

The landholding is being sold by way of **Private Treaty** and offers for the following **Lots** will be considered:

- LOT 1** The **entire** landholding comprising 37.14 Ha (91.79 Acres)
- LOT 2** The **northern** landholding comprising 16.74 Ha (41.37 Acres)
- LOT 3** The **southern** landholding comprising 20.40 Ha (50.42 Acres)

TITLE

Freehold Registered Title. The lands are subject to a number of wayleaves/easements.

SOLICITORS

Linda Lynch
 Dillon Eustace
 33 Sir John Rogerson's Quay
 Dublin 2
 01 6670022

VIEWING

Strictly by prior appointment with the selling agent.

CONTACT

Further detail in relation to this offering can be obtained from **Jeremy Kelly** or **Sarah McCarthy** at Kelly Walsh.

PSRA Licence No: 002885

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