

FOR SALE

Castle Street, Ashbourne, Co. Meath
By Private Treaty



Approx. 1 Acre | 0.405 Hectares
Development Site
B1 Zoning - Commercial / Town or Village Centre
Positive Planning History

Location

The subject site is located on Castle Street on the western side of Ashbourne Town. The site sits adjacent to the west boundary of Lidl on Castle Street.

Dublin City Centre is approximately 22Km south east and Ratoath 6.5Km west. The site is approximately 0.7Km west of AIB and the Bus Éireann Bus Stop on Frederick Street. Ashbourne has a good transport network with local roads providing access to the M2 Motorway located 2.0Km north west of the subject site or junction 3 of the M2 is approximately 3.0Km south east of the subject site

Ashbourne has seen healthy levels of development in recent years particularly given its close proximity to Dublin. Over the last 15 years Ashbourne has transformed into one of Co. Meath's key commuter towns, second in size to Navan, the county capital. Ashbourne has experienced steady population growth from 2011 - 2016 of 11.7 per cent, total population being just under 13,000 (Census 2016).

Amenities in the surrounding area include Fairyhouse Racecourse, Tattersalls Country House, Tayto Park, Ashbourne Retail Park, Ashbourne Golf Club, Rugby Club, GAA Club and United AFC

Description

- Development site of approx. 1.0 acres / 0.405 hectares (subject to survey)
- Predominantly regular in shape
- Excellent frontage with the west and south boundaries of the site fronting Castle Street and north fronting Declan Street
- Habitable two storey detached dwelling
- Short term income potential
- Lapsed granted planning permissions

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Zoning

Under Meath County Development Plan 2013 - 2019 the site is zoned: B1 - Commercial / Town or Village Centre. Objective; 'To protect, provide for and / or improve town and village centre facilities and uses'. Some permitted, and open for consideration uses include:

Permitted Uses - B&B / Guest House, Betting Office, Cinema, Childcare Facility, Dance Hall / Night Club, Education, Funeral Home, Health Centre, Hotel / Motel / Hostel, Offices 1,000 Sq. M., Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Veterinary Surgery.

Open for Consideration - Drive Through Restaurant, Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Petrol Station, Plant & Tool Hire, Retail Warehouse, Retirement Home / Village.

Planning

The site has two lapsed planning permissions.

DA/60402 - Lapsed planning for 28 residential units in the form of 3 blocks, located on the northern end of the site. Later extended (ref. DA/111033) and expired in January 2017.

DA/60204 - Lapsed planning for 2 storey medical centre of 977 Sq. M. (10,516 Sq. Ft.) located on the southern end of the site.

Title

We understand the entire to be held under freehold ownership.

Inspection

All inspections must be arranged through selling agents, WK Nowlan Real Estate Advisors.

Guide

POA

Services

Interested parties should satisfy themselves as to the adequacy of services.

BER C3

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