



Kilcooly Trim Co. Meath

0.56 acre(s)



Image for illustration purposes only

AUCTION - THURSDAY 9TH MAY AT 3PM

C.0.56 ACRE SITE WITH FPP



Kilcooly Trim Co. Meath

Raymond Potterton Auctioneers is thrilled to present a c. 0.56 Acre site with Full Planning Permission Granted for sale by public auction.

The granted planning permits the construction of a two-storey dwelling alongside a detached domestic garage.

NO LOCAL NEED is attached to this permission, making it an ideal prospect for any individual seeking to build their dream home.

PLANNING

Planning Ref : 23227. Link to ePlans: www.eplanning.ie/MeathCC/AppFileRefDetails/23227/0
Full Plans Online

LOCATION

The site is situated just off the Trim/Navan road (R161), approximately 3.4km from Trim and 10km from Navan. Trim is a picturesque town steeped in history and charm. Home to iconic landmarks such as Trim Castle, one of the largest castles in Ireland, Trim offers a blend of medieval heritage and modern amenities. Its scenic setting along the River Boyne, coupled with its vibrant community and proximity to Dublin, makes Trim one of the most attractive destinations for residents and visitors alike. This site boasts convenient access to the M3 and is c. 50km from Dublin.

FEATURES

- c. 0.56 Acre site
- Full Planning Permission
- Great Location

AUCTION DETAILS

The Auction will take place on the 9th May at 3pm in our Auction Room and online. Pre registration for online bidding by 7th May.

SOLICITORS

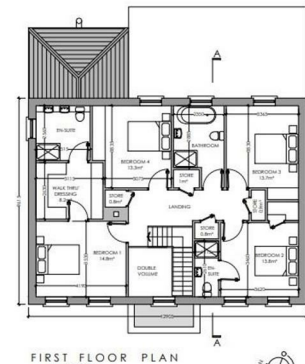
O'Sullivan O'Dowd Solicitors, Blackhall Rise, Blackhall Place, Stoneybatter, Dublin 7.

DIRECTIONS

From Trim take R161 towards Navan. After c. 2.5km turn left onto L40071 and the site will be on your right.



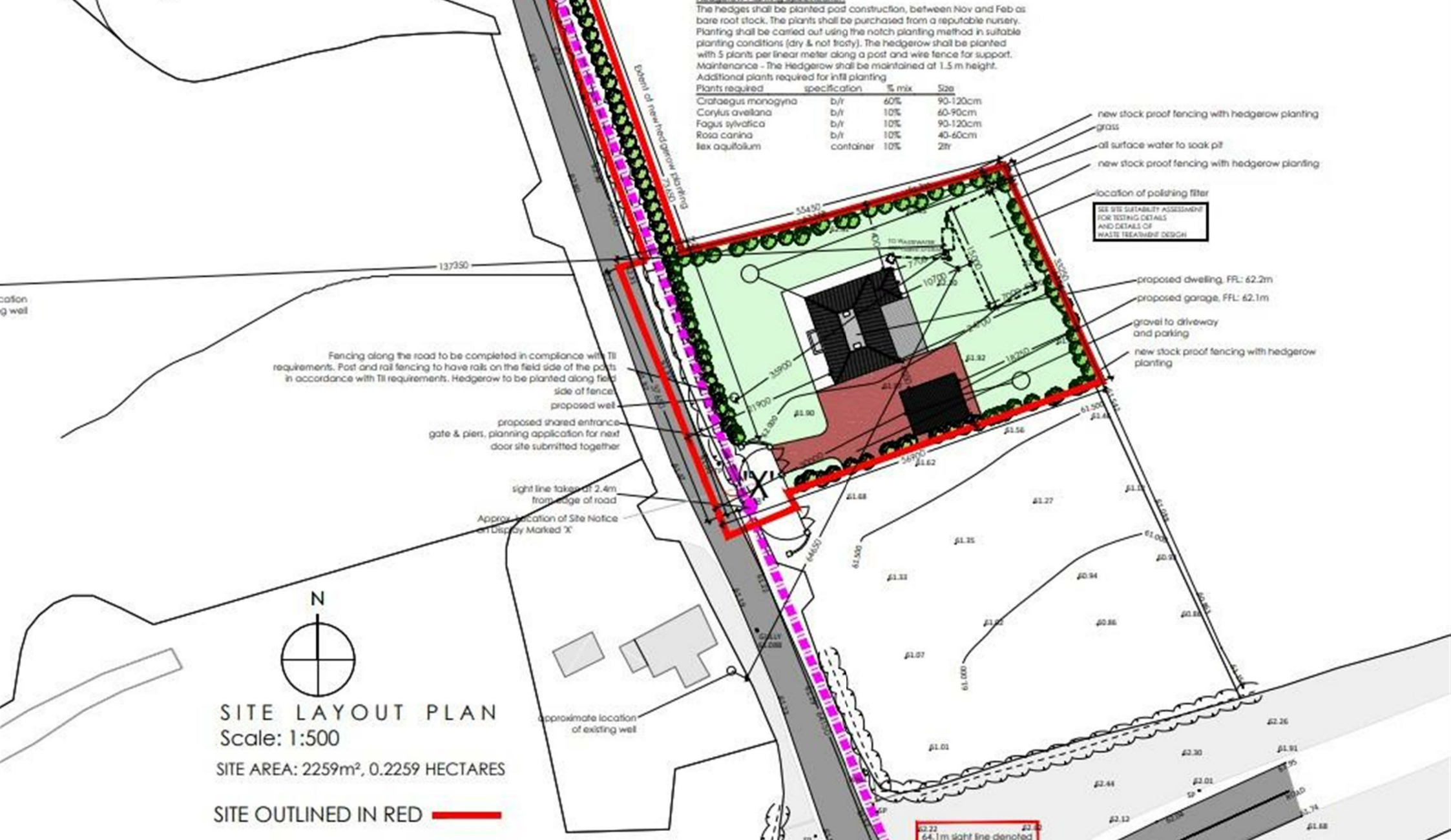
GROUND FLOOR PLAN
scale 1:100
ground floor area: 125.4m² (1350sq ft)
TOTAL AREA: 234.4m² (2523 sq ft)



FIRST FLOOR PLAN
scale 1:100
first floor area: 109m² (1173sq ft)

The Hedges shall be planted post construction, between Nov and Feb as bare root stock. The plants shall be purchased from a reputable nursery. Planting shall be carried out using the notch planting method in suitable planting conditions (dry & not frosty). The hedgerow shall be planted with 5 plants per linear meter along a post and wire fence for support. Maintenance - The Hedgerow shall be maintained at 1.5 m height. Additional plants required for infill planting

Plants required	specification	% mix	Size
<i>Crataegus monogyna</i>	b/t	60%	90-120cm
<i>Corylus avellana</i>	b/t	10%	60-90cm
<i>Fagus sylvatica</i>	b/t	10%	90-120cm
<i>Rosa canina</i>	b/t	10%	40-60cm
<i>Ilex aquifolium</i>	container	10%	2tr



SITE LAYOUT PLAN
Scale: 1:500
SITE AREA: 2259m², 0.2259 HECTARES
SITE OUTLINED IN RED



0469027666

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