







Raymond Potterton Auctioneers are delighted to bring to the market an exceptional opportunity to acquire a ready-to-go residential development site ideally located on the edge of Athboy, Co. Meath.



# Fosterfields Athboy Co. Meath

## INTRODUCTION

This attractive site extends to approximately 0.68 hectares (1.68 acres) and benefits from full planning permission for 15 high-quality two-storey dwellings. (Planning Reference: 2460241)

The approved development comprises a well-balanced mix of unit types, ideally suited to both first-time buyers and family purchasers.

## PROPERTY TYPES

The permitted scheme includes:

2 x 4 Bedroom Semi-Detached dwellings (Type A1)

1 x 4 Bedroom Detached dwelling (Type A1)

2 x 4 Bedroom Semi-Detached dwellings (Type A)

2 x 4 Bedroom Detached dwellings (Type A)

8 x 3 Bedroom Semi-Detached dwellings (Type B)

## LOCAL AMENITIES

The area is well-served by schools, shops, medical services, public transport, and sporting clubs. Athboy is a popular and expanding commuter town with strong ongoing demand for housing. The site is positioned to take full advantage of this demand, with services available to the site.

## PLANNING

Planning permission was granted under reference 2460241 by Meath County Council.

## FOR FURTHER INFORMATION

For further information, planning documents, or to arrange a viewing, please contact Darren Whelan Raymond Potterton Auctioneers, Navan, Co. Meath. Phone 046 902 7666 or email [darren@raymondpotterton.com](mailto:darren@raymondpotterton.com).

## DIRECTIONS

The site is accessed directly from the L-40032 local road. The lands are located within walking distance of Athboy town centre and all local amenities. The site is level, greenfield in nature, and forms part of a growing residential area within the town boundary. The surrounding road network provides excellent access to nearby towns including Navan, Trim, and Kells. The M3 Motorway is just 15 minutes away, offering an easy commute to Dublin.

