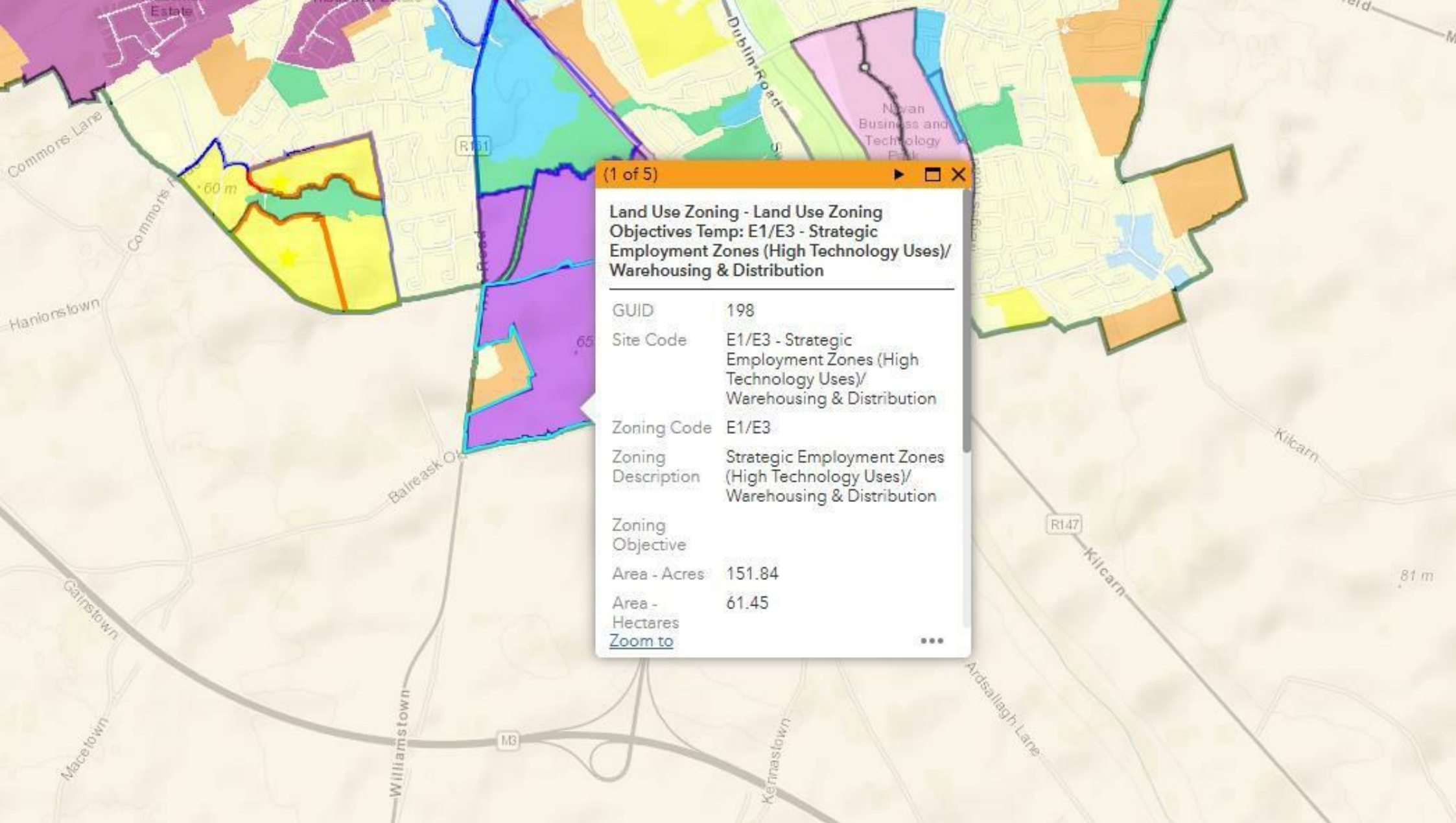






COMMERCIAL ZONED LANDS AT BALREASK OLD, NAVAN, CO. MEATH c. 5.73 ACRES / 2.32 HECTARES. (E1/E3 STRATEGIC EMPLOYMENT ZONING)

Balreask, Navan, Co. Meath

INTRODUCTION

An excellent opportunity to acquire a strategically positioned parcel of commercial-zoned land on the south-western approach to Navan.

The lands comprise a well-located and accessible holding extending to approximately 5.73 acres (2.32 hectares).

E1/E3 zoning

The lands currently have the benefit of E1/E3 zoning high-technology, warehousing and distribution objective with prominent road frontage to Balreask Old

With excellent convenient access to Navan and the M3/R147 road network

Development potential, subject to obtaining necessary planning permission

PROPERTY

The property comprises a broadly regular parcel of land extending to approximately 5.73 acres (2.32 hectares), with road frontage to Balreask Old. (The link road from Trim Road to Dublin Road.)

The lands are currently laid out in grass and are enclosed by established hedgerow boundaries. Their configuration, accessibility and strategic employment zoning offer considerable potential for future employment-led development, subject to the necessary planning permission and statutory approvals.

LOCATION

The lands occupy a position on the south-western side of Navan, within convenient reach of Navan town centre.

The property benefits from excellent accessibility to the R147 and M3 motorway, providing onward connections to Dublin and the wider national road network.

KEY FEATURES

Approximately 5.73 acres / 2.32 hectares

E1/E3 Strategic Employment zoning

Suitable for high-technology, warehousing and distribution uses, subject to planning

Excellent Road frontage

Broadly regular and accessible landholding

situated on the outskirts of Navan

Convenient access to the M3 and R147

Potential to suit developers, investors and owner-occupiers

Maps, boundaries and stated areas are indicative and subject to title

PLANNING ZONING

The lands are situated within an area identified on the supplied zoning mapping as: E1/E3 – Strategic Employment Zones. High Technology Uses / Warehousing & Distribution

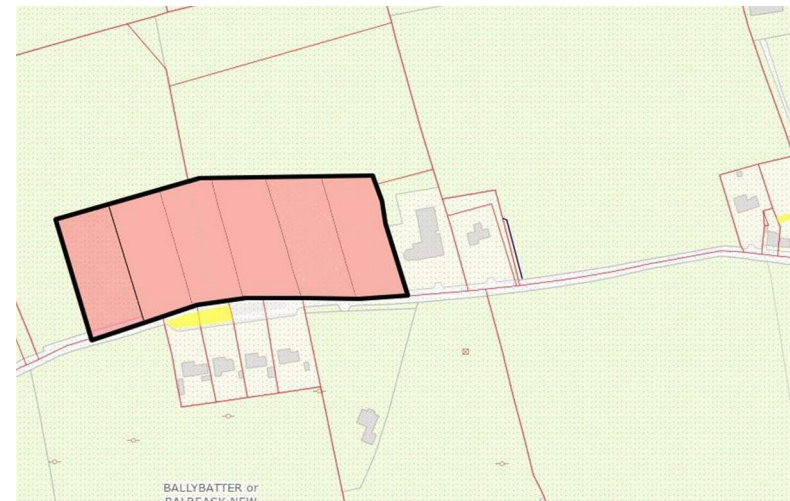
The wider E1/E3 zoning area extends to approximately 151.84 acres (61.45 hectares). The subject property comprises approximately 5.73 acres (2.32 hectares) within this wider strategic employment zone.

Interested parties should satisfy themselves regarding the precise zoning provisions, permitted uses and applicable planning policies.

DEVELOPMENT OPPORTUNITY

The E1/E3 zoning objective supports strategic employment development, including high-technology activities, warehousing and distribution uses.

The lands represent an attractive opportunity for developers, investors and owner-occupiers seeking a strategically located employment-zoned site within the Navan area.





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