





A substantial commercial zoned landholding, with full planning permission granted for a C. 15,000 sq.f unit and further development potential withing the zoned lands.

Rathbrist, Tallanstown Ardee Co. Louth

The property comprises approximately 4.24 hectares (10.47 acres) of commercial development lands at Rathbrist, Tallanstown, Co. Louth. The lands are shown outlined in red on the supplied planning pack map and occupy a prominent position close to Tallanstown Village.

A defined portion of the holding benefits from a current Planning Permission for the construction of a new 1,410 sq m light-industrial/storage warehouse building together with associated access, services, drainage, landscaping and site-development works.

The wider drawing supplied with the property also illustrates an indicative multi-unit masterplan, offering purchasers a clear view of the holding's longer-term potential, subject to all necessary planning consents.

Location & Connectivity

The lands are situated at Rathbrist on the edge of Tallanstown, County Louth, in an accessible mid-Louth location convenient to the established commercial centres of Dundalk and Ardee.

The location offers excellent regional and cross-border connectivity. The M1 motorway is readily accessible in the Dundalk area, placing the property within the principal Dublin-Belfast transport corridor and providing links to Drogheda, Dublin Airport, Dublin City, Newry and Belfast. Ardee, to the west/southwest, provides access to the N2 national route and the M1 at Junction 14, with onward connections towards Slane, Dublin, Monaghan and Northern Ireland. Access to both the M1 and N2 networks enhances the property's appeal for warehousing, distribution, light-industrial and other commercial occupiers serving the wider northeast.

STRATEGIC CONNECTIONS M1 Dublin-Belfast corridor | M1 Junction 14 at Ardee | N2 national route | Dundalk | Dublin Airport | Cross-border markets

Development Opportunity

The sizeable landholding, permitted first-phase warehouse, wider indicative layout and strategic road access should appeal to owner-occupiers, developers and investors. The permission establishes the principle of light-industrial/storage development on part of the holding, while the balance provides scope for further proposals, subject to planning and technical assessment.

Planning & Permitted Development

The sale map identifies the overall holding outlined in red, the area associated with Planning Reference 25/60283 shaded in yellow and the wayleave to the treatment plant coloured green.

The permission relates to the proposed construction of a new 1,410 sq m light-industrial/storage warehouse building together with a new vehicular entrance, access road and footpaths; foul-sewer connection and pumping station; water-main connection; surface-water pipework and soakage trenches; boundary treatments; landscaping; riverside amenity planting; picnic area, seating and walkway; and all associated site-development works.

Services & Infrastructure

The permitted scheme includes foul-sewer and water-main connections, a pumping station, surface-water pipework and soakage trenches. Uisce Eireann connection agreements are required before commencement. Purchasers should verify the capacity, cost and availability of all services.

Key Features

- Approx. 4.24 hectares (10.47 acres) of commercial development lands
- Available as one entire holding or in separate lots
- Notification of Decision to Grant Permission under Planning Ref. 25/60283
- Current PP for a 1,410 sq m light-industrial/storage warehouse
- Wider indicative multi-unit commercial masterplan offering further development potential, subject to planning
- Convenient access to the M1 Dublin-Belfast motorway corridor
- Accessible to the N2 national route and M1 Junction 14 at Ardee
- Excellent connectivity to Dundalk, Drogheda, Dublin Airport, Dublin City, Newry and Belfast
- Ideally positioned for warehousing, distribution, light-industrial and commercial occupiers serving the northeast and cross-border markets

Viewing

Further particulars, the planning decision and mapping are available through Raymond Potterton. Inspections are strictly by prior arrangement.



