

FOR SALE



DUNNES STORES

FREDERICK ST

TESCO

BACHELOR'S WALK

ALDI

MILLTOWN ST

LIDL

PLAYGROUND

ASHBOURNE COURT HOTEL

BRIDGE ST

CASTLE ST

DUBLIN RD

RATOATH RD

Bridge Street Ashbourne, Co. Meath

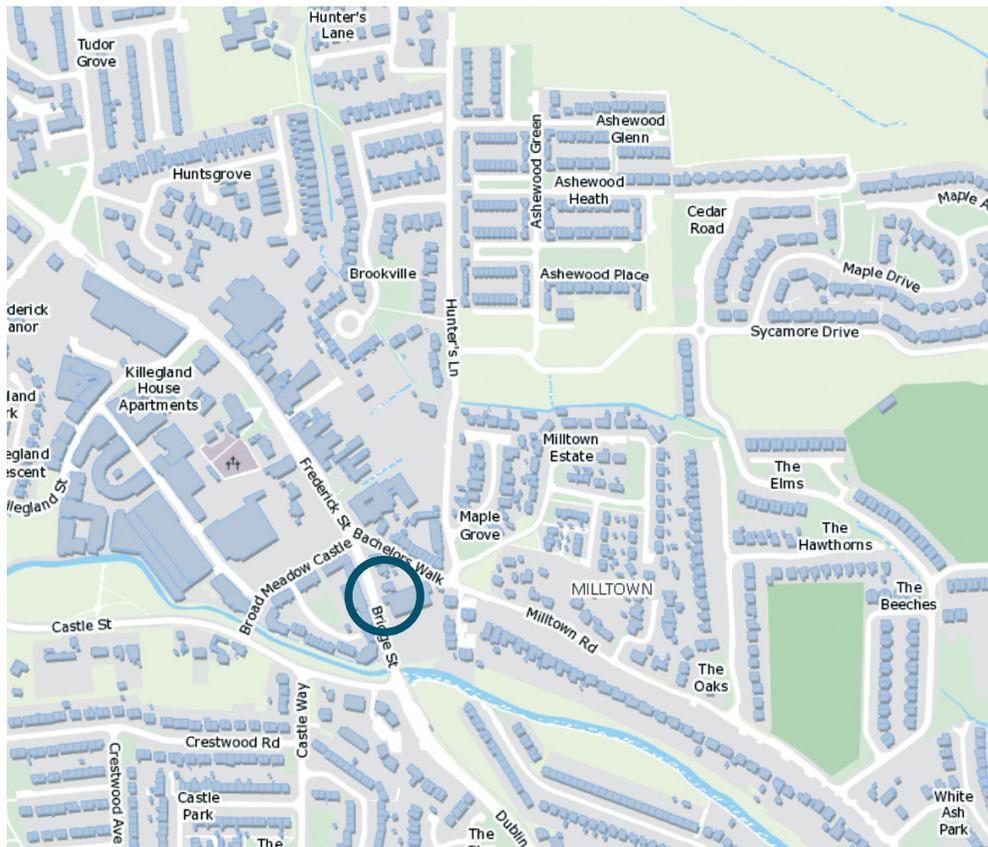
Exceptional "Ready to Go" Development Opportunity

FPP for 20 Apartments, 2 Retail and 3 Office Units



PROPERTY HIGHLIGHTS

- Prime development opportunity at a prominent site within Ashbourne Town Centre
- Located adjacent to the Ashbourne Court Hotel and adjoining Aldi Supermarket
- Comprises of a largely regular shaped site extending to approximately 1,652sqm (0.4 acres)
- The site has frontage from both Bridge Street and Bachelors Walk
- The site benefits full planning permission for 20 apartments, 2 Retail and 3 Office Units in a four storey building with undercroft carparking for 34 spaces



LOCATION

The subject property is superbly located on the east side of Bridge Street in Ashbourne Town Centre. The site benefits frontage from both Bridge Street and Bachelors Walk and is adjoining Aldi Supermarket and adjacent to Ashbourne Court Hotel.

Ashbourne is the second largest town in County Meath and is located close to the M2 motorway and approximately 14km linked by motorway to the M50 Orbital route and 22km north west of Dublin City Centre. Ashbourne has a population of approximately 12,679 inhabitants and is well served by both public and private transport. Bus Eireann provides a regular bus service while Ashbourne Connect links the town with a direct express coach service to Dublin city centre.

The surrounding area has a mix of retail, residential units and local amenities including schools, shops and a GAA, soccer and Rugby Clubs. In addition, Tayto Park Theme Park and Zoo is located 6km north of Ashbourne and Fairyhouse Racecourse is located approximately 10km west of Ashbourne.



PROPOSED DEVELOPMENT

Apt No.	Floor	Unit type	Area (sqm)
1	First	2 Bed	104.0
2	First	2 Bed	115.1
3	First	1 Bed	51.7
4	First	3 Bed	121.1
5	Second	2 Bed	106.5
6	Second	1 Bed	61.0
7	Second	2 Bed	115.1
8	Second	2 Bed	100.0
9	Second	2 Bed	104.0
10	Second	2 Bed	115.1
11	Second	1 Bed	53.0
12	Second	3 Bed	129.0
13	Third	2 Bed	106.5
14	Third	1 Bed	61.0
15	Third	2 Bed	115.1
16	Third	2 Bed	100.0
17	Third	2 Bed	104.0
18	Third	2 Bed	115.1
19	Third	1 Bed	53.00
20	Third	3 Bed	129.0

DESCRIPTION

The subject site comprises of two derelict dwellings on a largely regular shaped site extending to approximately 1,652 sqm (0.4 acres).

The site benefits planning permission for a development of 20 Apartments, 2 Retail and 3 Office Units in a four storey building with undercroft carparking for 34 spaces. The apartment scheme comprises of 5 one bedroom, 12 two bedroom and 3 three bedroom apartments. The site offers a prime Ready-to-Go Development Opportunity at a prominent site located close to all amenities within Ashbourne Town Centre.

SCHEDULE OF COMMERCIAL

Unit	Floor	Use	Gross Area (sqm)
1	Ground	Retail	96.2
2	Ground	Retail	51
1	Ground	Office	143.4
2	First	Office	247.8
3	First	Office	194.6



FURTHER INFORMATION AND VIEWING

Viewing is by prior arranged appointment only.

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DATA SITE

Register your interest with Lisney for access to the data site where additional scale plans, reports and relevant documentation is available.

BER

BER exempt.

PRICE

On application.

TITLE

Freehold title and offered for sale with full vacant possession.



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SMITH HARRINGTON

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney or Smith Harrington, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney or Smith Harrington as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney or Smith Harrington as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney or Smith Harrington. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Smith Harrington PSRA: 003594.