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PSRA No 003594



For sale

The Infirmary, Bridge Street, Navan

- For Sale By Private Treaty
- Approximately 0.31 hectare town centre site
- Full Planning for 22 residential apartments
- A.M.V. On Application

Lisney

COMMERCIAL REAL ESTATE

Joint Agents

Description

This 0.31 hectare (approximately) site in the center of Navan town has full planning permission for 22 residential apartments in two blocks. The original infirmary is a protected structure and will be redeveloped into a mix of one and two bed room units. To the South of this building a new 5 story apartment block. There is approximately 33 car parking spaces with bicycle and bin stores.

The site has frontage to Bridge Street and vehicular access is from a rear entrance off the Fair Green.

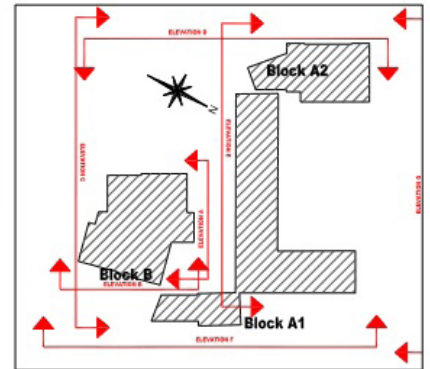
The planning reference number is 22/219 and full details are available from joint agents Smith Harrington and Lisney.



Accommodation



ELEVATION E

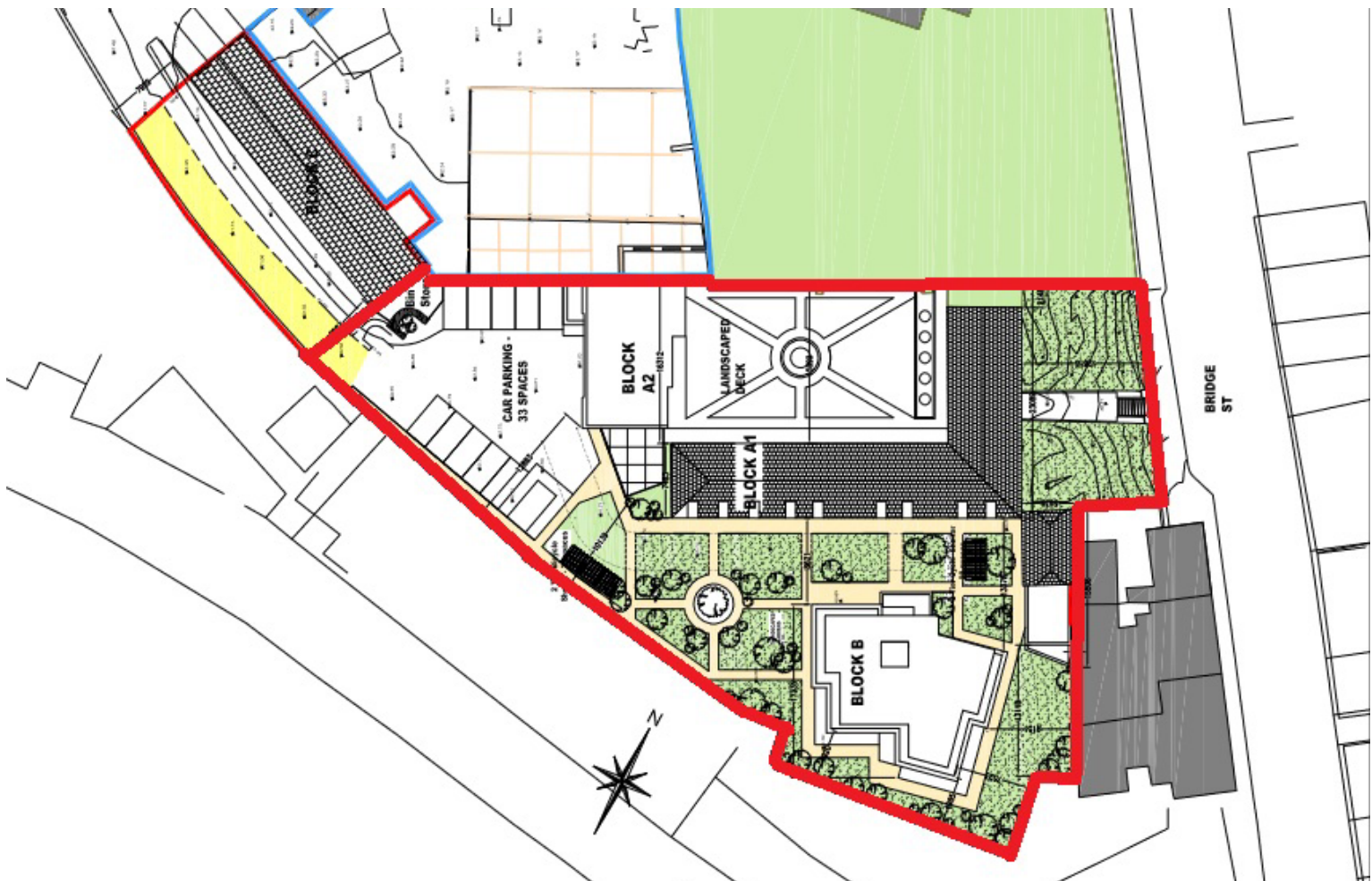


KEY PLAN (NTS)

Block Name	Floor	Type	Total
Old Infirmary - Block A	Ground	One Bed Apartment	2
	Ground	Two Bed Apartment	1
	Ground	Two Bed Duplex Apartment	1
	First	One Bed Apartment	1
	First	Two Bed Apartment	1
	First	Two Bed Duplex Apartment	2
	Second	One Bed Apartment	1
	Second	Two Bed Apartment	1
Masters House	Ground and First	Two Bed Townhouse	1
Block B	Ground	Two Bed Apartment	2
	First	Two Bed Apartment	2
	Second	Two Bed Apartment	2
	Third	Two Bed Apartment	2
	Fourth	Two Bed Apartment	1
Block A2	First	One Bed Apartment	1
	Second	One Bed Apartment	1
Total			22

Title & site map

The title of the property is freehold and held on folio MH37875F.



All maps are for identification purposes only.

Location

The Infirmary is located on Bridge Street in Navan Town Centre. Navan is the administrative capital and main shopping town in Co. Meath. Lying approximately 50km north east of Dublin city center and 40km north east of the M50 (via the M3 motorway) Navan is often regarded as a dormitory town of Dublin.

According to the 2016 census Navan has a population of 31,689 making it the 5th largest town and 10th largest urban settlement in Ireland. While there has been no official figures released for Navan, Meath has seen a 12.9% increase in population in the 2022 Census.

Specifically, the subject property is located on the south side of the town center. The immediate area is a mix of residential and commercial uses such as the Newgrange Hotel, Clarke's Public House, The Chamber of Commerce and other service industries.

Navan is currently in the process of having its streetscape upgraded with new foot-paths, public lighting & transport hubs being developed.



LOCATION

50km north-west of Dublin city centre



EMPLOYERS

Close proximity to Dublin and good motorway access, Navan is home to a variety of larger employers.



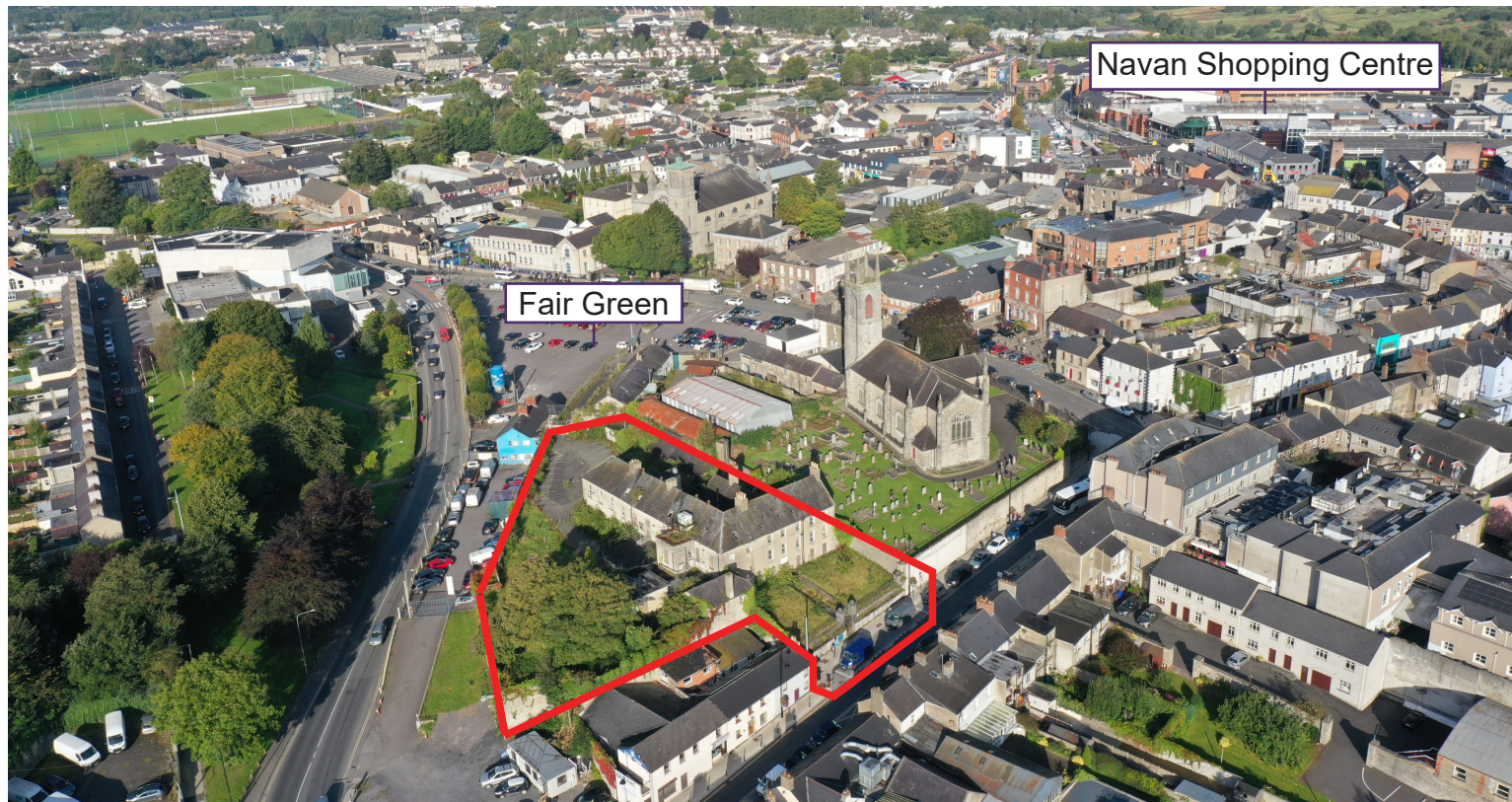
POPULATION

31,689 people (CSO, 2016), fifth largest town in Ireland.



PUBLIC TRANSPORT

Public transport in Navan is currently via a number of Bus Eireann routes.



Further Details

For any further details please contact Joint Agents Smith Harrington or Lisney

These particulars are issued on the understanding that they will not form any contract and that all negotiations will be carried out through Smith Harrington Chartered Surveyors. All descriptions, dimensions etc., are given in good faith and are believed to be correct, but any intending purchasers are encouraged to inspect the property for themselves.