

FOR SALE BY PRIVATE TREATY



DUNBOYNE
TOWN
CENTRE

EXCELLENT TOWN CENTRE
DEVELOPMENT OPPORTUNITY



Asset Overview



- Established Residential Location
- Site extends to approximately 1.43 Hectares (3.54 Acres)
- Development potential to deliver a mixed use scheme, including residential (SPP)
- Zoned Town/Village Centre
- Close proximity to Dunboyne train station
- 30-minute commute from Dunboyne to Dublin City

Location

Dunboyne, with a population of 7,272 (Census 2016) is a well-established and attractive residential location, situated to the south east of Co. Meath, close to the border with Co. Dublin, approx. 18km west of Dublin City. The town is well served by residential amenities, with an array of sports clubs, schools, café's, restaurants and shops, including a newly developed Supervalu store located within the centre of the town. There are a number of employment hubs located within close proximity to Dunboyne, including Dunboyne Business Park, IBM Campus, Blanchardstown and Damastown Industrial Park.

Dunboyne also benefits from excellent transport facilities, with Dunboyne train station providing regular services to Dublin City, with a travel time of approx. 30 minutes to the Docklands Station. The M3 motorway is situated less than 5 minutes' drive from the town, offering connectivity with the M50 motorway, Dublin's primary arterial route. There are also multiple bus services serving Dunboyne, offering connectivity to Dublin City and the surrounding suburban settlements.

The subject property is situated within the centre of the town, approx. 1km west of Dunboyne train station, in an area characterised predominately by commercial and community developments.

Description

The subject property extends to approx 1.43 Hectares (3.54 Acres), is irregular in shape and generally level in topography. The site is accessed via a car park that is currently under use by the adjacent church, just off Main Street, Dunboyne. The remainder of the site is currently under grass, with a boundary line of trees around the perimeter of the site.

Transport



Approx 30 minutes to Dublin Docklands station. Excess of 20 services per day.



30 minutes to Dublin city via the M3



Excess 30 services per day to Dublin city



For identification purposes only



Zoning

The subject property is located in an area zoned "B1 - Commercial/Town or Village Centre" under the Meath County Development Plan 2013-2019, with a primary objective to "protect, provide for and / or improve town and village centre facilities and uses."

The site has been identified as "B1 - Commercial / Town or Village Centre" under the Draft Meath County Development Plan 2020-2026.

The plan is currently in the process of being adopted, it has been delayed due to Covid-19 related issues.



Dunboyne Castle Hotel



Avoca Dunboyne



Dunboyne Train Station

Services



We understand that all mains services are available to the property. Interested parties are advised to satisfy themselves as to the availability of these services.

Title



We understand the property is held
Freehold / Long Leasehold.

Solicitor



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