



FOR SALE

## 2.6 HECTARES (6.45 ACRES) OF LAND AT BOYNE ROAD, NAVAN, CO. MEATH



- Approximately 2.6 Hectares (6.45 Acres) of Valuable Development Land
- Zoned A1 for Residential Development
- Extensive frontage to Boyne Road
- Includes 3 Bed Cottage style residence
- 4 km from junction 8 of the M3
- Of interest to developers and investors





**LOCATION**

The site is located on The Boyne Road, Navan, County Meath. Navan Town Centre is just 2.5km from the site and the site has superb connectivity to the main road network being located less than 4 km from junction 8 of the M3 with direct links into Dublin. The location benefits from immediate local amenities such as local primary and secondary schools, employment, retail & leisure facilities.

**FULL DESCRIPTION**

The site of approximately 2.6 Hectares (6.45 Acres) is well defined by excellent road frontage along The Boyne Road. The lands are regularly shaped and zoned A1 for residential development. The land is very level and suited to development. This opportunity will be of interest to developers and investors.

The property includes a three bed cottage style residence containing 120.67 sqm (1,299 sqft) GIA which comprises; entrance porch, entrance hall, sitting room, kitchen, utility, detached garage with boiler house and store. It is heated by oil fired central heating and benefits from mains services.

**SERVICES:**

We understand that all mains services including electricity, water, drainage and mains drainage are easily accessible and readily available to the subject site.

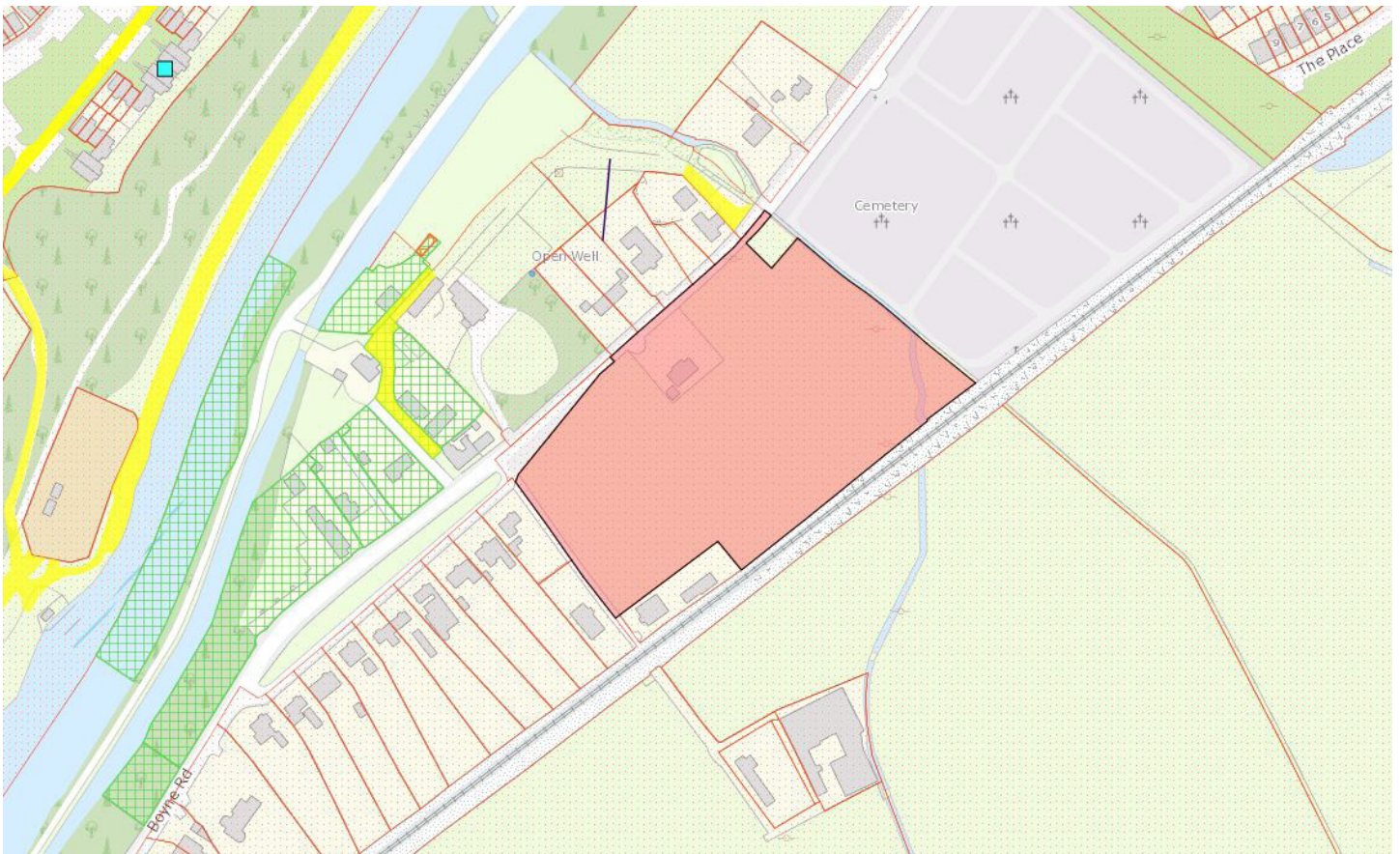
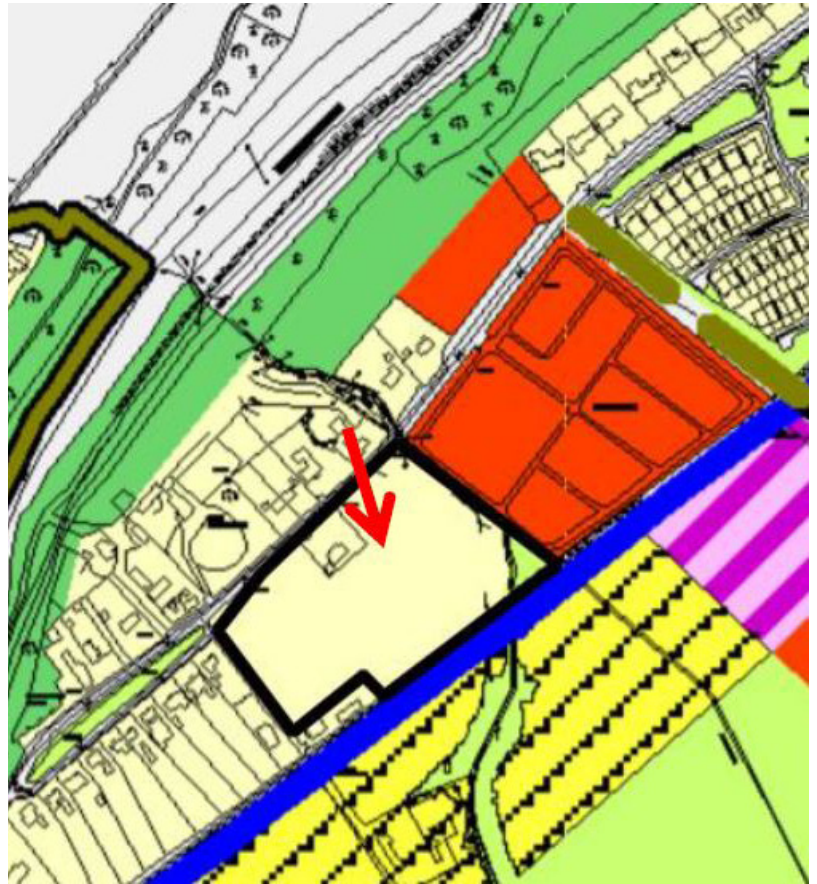
**TITLE**

We understand that the land has freehold or equivalent title.



#### DIRECTIONS:

(GPS 53.657606, -6.664364) From Dublin: M3 to Navan, exiting at junction 8 ('Navan South'). Follow the slip road for Navan, keeping left as you exit same. At the 3rd set of traffic lights turn right, and keep left at the fork in the road. Continue straight for approximately 1km and the property is located on the right hand side.





**Lisney**

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#### VIEWING / FURTHER INFORMATION

For further information or to organise a viewing,  
please contact:

#### LISNEY

St. Stephen's Green House, Earlsfort Terrace, Dublin 2  
Phone No: 01 638 2700

#### Contact:

Cathal Daughton 01-638 2737 cdaughton@lisney.com

JP Flynn 01-638 2726 jpflynn@lisney.com

or

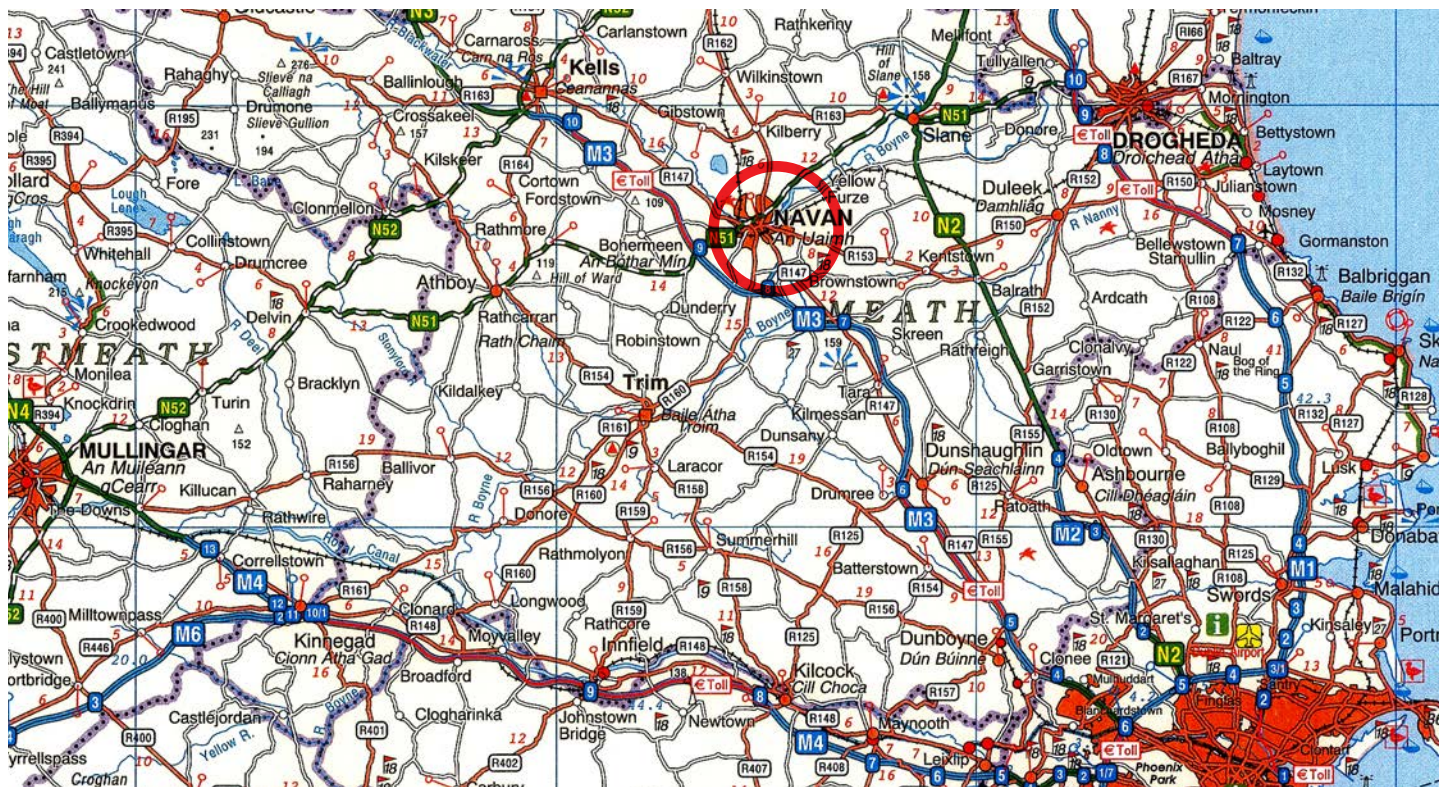
#### SMITH HARRINGTON AUCTIONEERS

8/9 Bridge Street, Navan, Co. Meath  
Phone No: 046 902 1113

#### Contact:

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#### CONWAY AUCTIONEERS,

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Tel: 045 522 622  
Email: info@conwayauctioneers.ie

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