





## Description

This development site measures 3.86 hectares (9.54 acres). It is a green field site located close to Dundalk Train Station adjacent to established residential areas. The lands are laid out in one division and there is a proposed road to run along same.

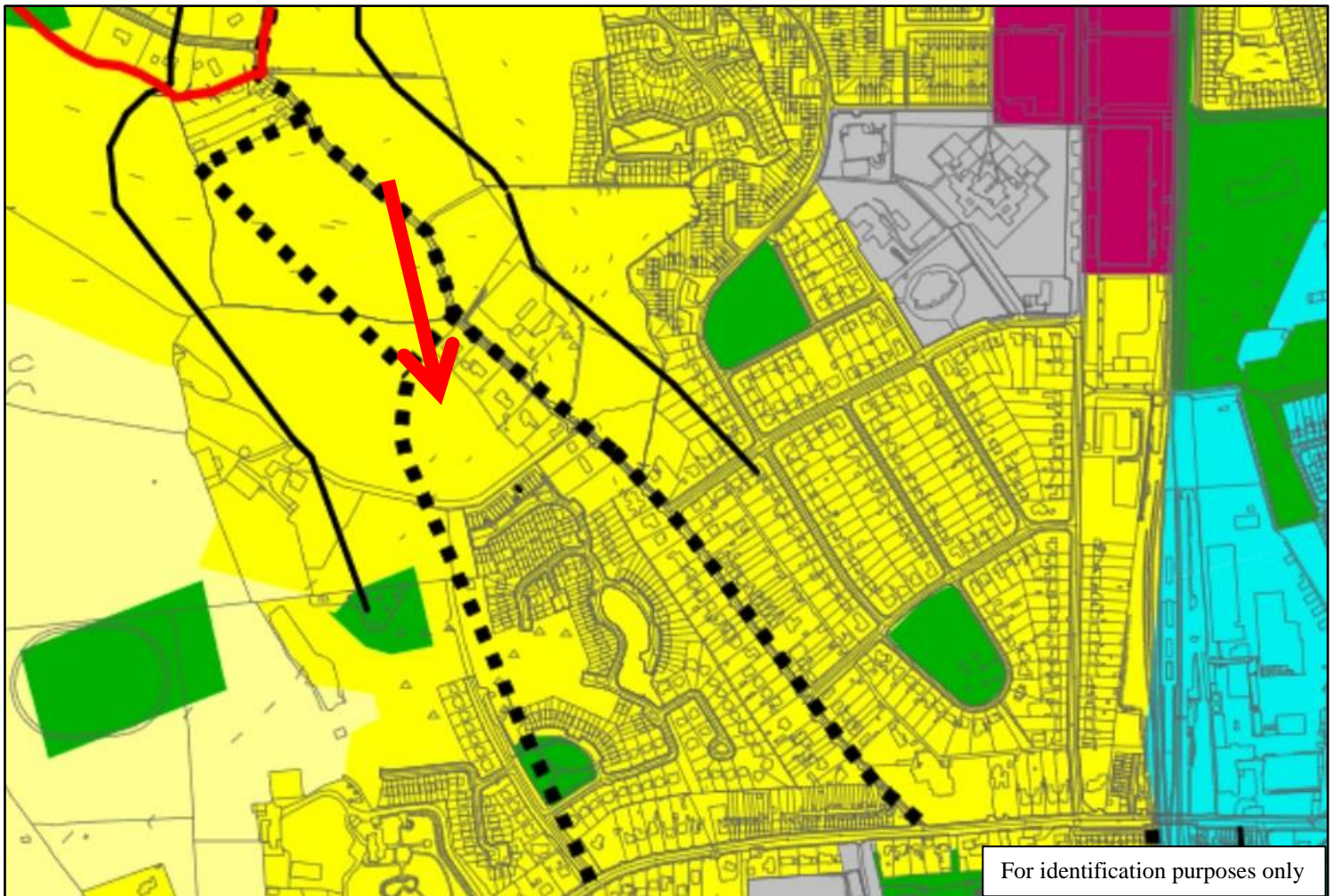
## Services

We are advised all services are by the roadside.

## Town Planning

The site is zoned Residential 1 under the Dundalk & Environs Development Plan 2009 – 2015 'to protect and improve existing residential amenities and to provide for infill and new residential developments'.

(Coloured yellow and indicated by the arrow on the map below).



## Title

We are advised that the property is held under freehold title.



## Location (GPS co ordinates 54.004561, -6.425396)

The property is in an urban location at Lisnawilly, Dundalk, Co Louth.

Dundalk is the principal centre in the middle of the East Coast. Within a 30 mile radius there is a population of 428,000. A 50 mile radius brings in Ireland's two main cities, Dublin and Belfast. Dundalk is located on the M1/N1 National Primary Route equidistant between the two cities. It is also served by an excellent inter-city rail network. Dundalk is very advantageously positioned in relation to international airports with Dublin Airport being 40 minutes to the south via the M1.

Specifically, the subject site is located in a key location amongst existing residential developments and close to the train station. Its proximity to the town centre provides for easy access to all of the amenities such as Shopping Centre, primary and secondary schools, churches and leisure centres.



## Further Information

### FURTHER INFORMATION AVAILABLE WITH JOINT SELLING AGENTS:

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