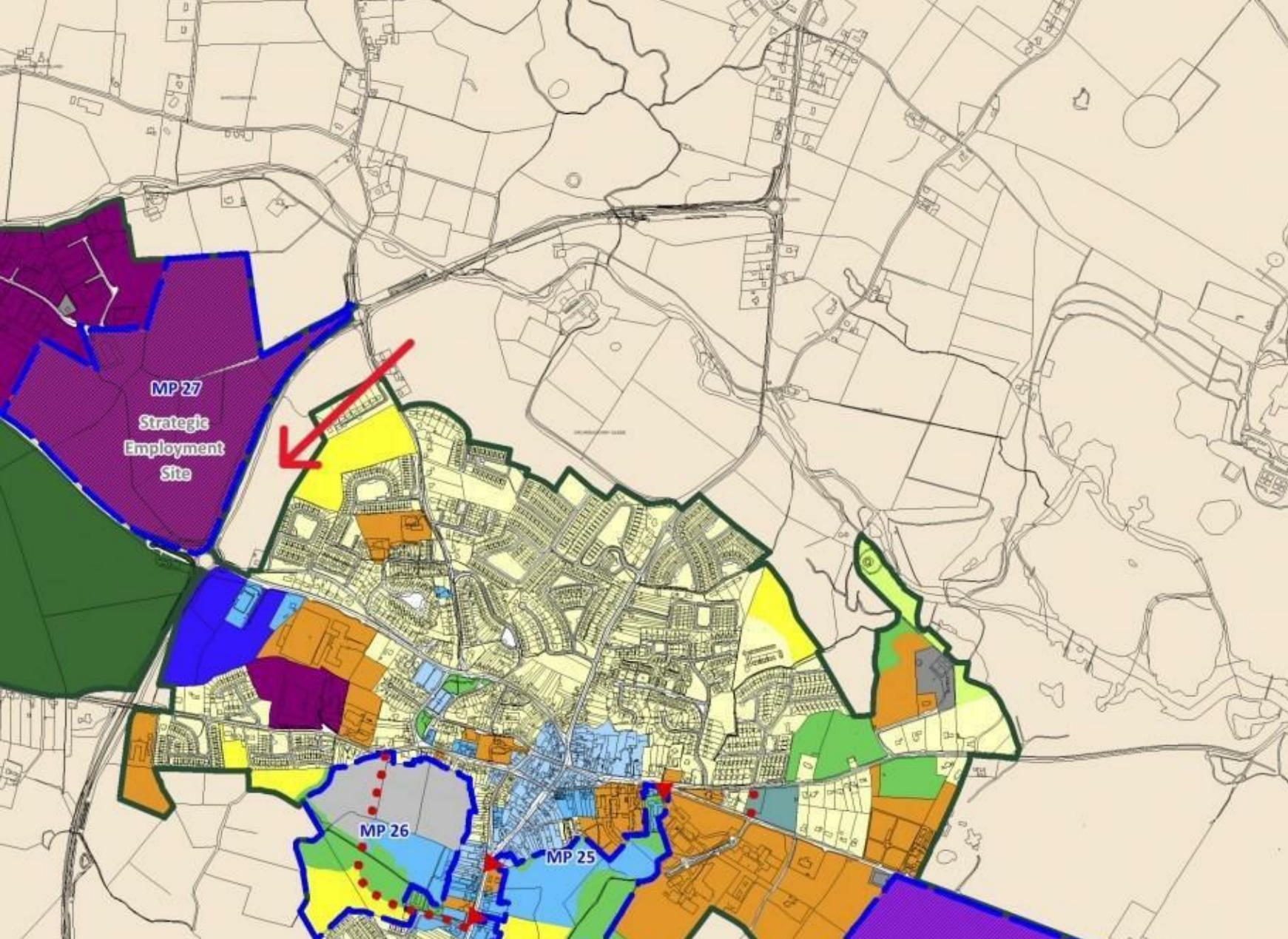




LEGEND

Zoning Objectives

-  A1 - Existing Residential
-  A2 - New Residential
-  B1 - Commercial Town or Village Centre
-  B2 - Retail Warehouse Park
-  C1 - Mixed Use
-  D1 - Tourism
-  E1/E3 - Strategic Employment Zones (High Technology Uses)/ Warehousing & Distribution
-  E2 - General Enterprise and Employment
-  F1 - Open Space
-  F1/D1 - Open Space/ Tourism
-  G1 - Community Infrastructure
-  H1 - High Amenity
-  TU - Transport and Utilities
-  WL - White Lands
-  RA - Rural Area
-  Settlement Boundary
-  Masterplan Boundary
-  Strategic Employment Site
-  Transport - Indicative Road Route
-  Access Point



AUCTION - July 3rd 2024

5.54 HECTARES (13.7 Acres)

Townspark Kells Co. Meath

Kells is a vibrant market town situated in West County Meath with a lively Main Street bustling with activity. The location benefits from all essential amenities including medical centers, pharmacies, supermarkets, sports shops, hardware stores and a nursing home.

As a pivotal service center for its extensive hinterland, Kells enjoy's convenient access to neighbouring towns such as Navan (18.5km) and Athboy (14km), with easy access to the N52 and M3 Motorway. Kells has an urban population of approximately 6,500 residents and is a highly sought after residential address. All recent residential developments have sold out quickly with high levels of demand and excellent value growth.

Positioned beside the N52 Roundabout and opposite ALDI Kells the land is within easy walking distance of Kells Town Centre and has easy access to the M3 Motorway.

The town's major new secondary school (Eureka) is just c. 300 meters away, the lands also benefit from having a popular public walkway run along its western boundary. Kells is home to a variety of different sports clubs all within close proximity of the lands. The town has seen much of its New Residential Zoned land developed in the last two years and is a suitable location for further zoning in the upcoming development plan review. With level terrain and frontage to R147 there is no significant obstacles to development of the subject lands.

FEATURES

- Development Potential
- Superb Location
- Quality Land
- An Agricultural Asset with vast potential

AUCTION DETAILS

The Auction will take place on July 3rd at 3pm in our Auction Room and online. Pre registration for online bidding by July 2nd.

SOLICITORS

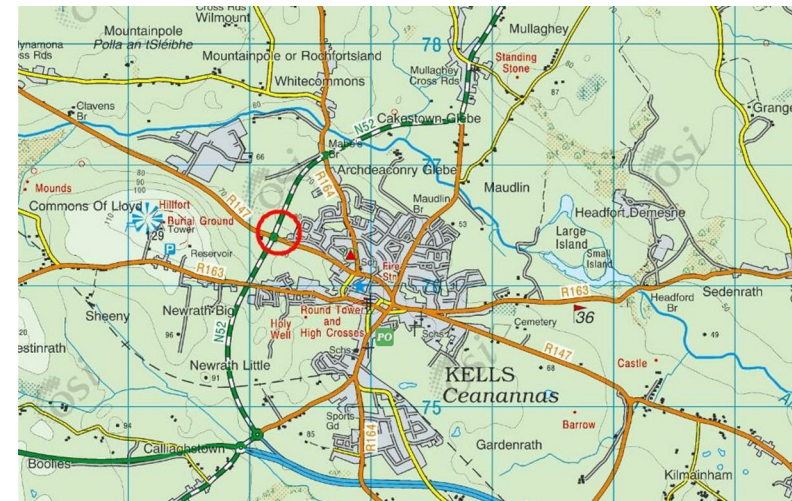
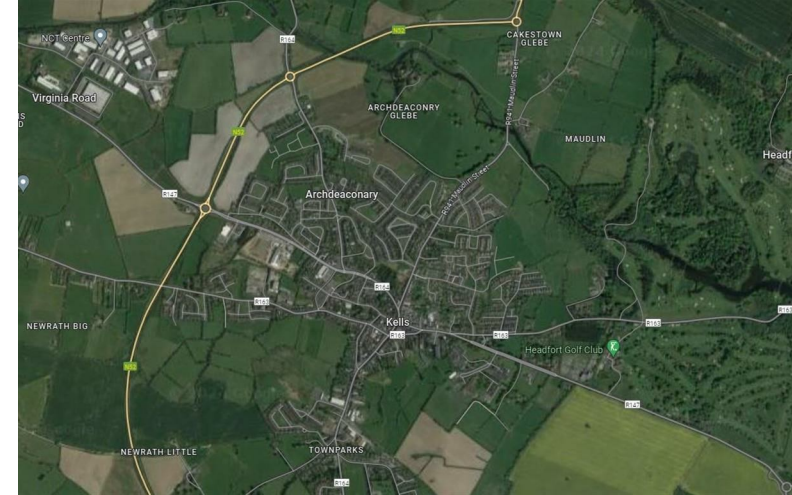
Sheehan & Company LLP Solicitors

DIRECTIONS

<https://maps.app.goo.gl/EJ5hViHnfz4E2k8p6>

FURTHER DETAILS

Contact Stephen Barry on 046 9027666





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