

Development Land



Approx. 18 acres (7.28 ha)
with development potential
Batterstown, Co. Meath.

- Obvious future development potential
- Positioned in Batterstown village centre
- Excellent road frontage to two public roads
- The lands are ideally located with easy access to the M50, M3, Dublin airport and Blanchardstown with the M3 Parkway train station less than 5 minutes away
- Of interest to developers, investors and those seeking an investment with growth prospects

Approx. 18 acres
(7.28 ha) with
development
potential

Excess
€35,000 per acre

For Sale by Public Auction
on Thursday, 21st October
at 3pm in the Glenroyal
Hotel, Maynooth, Co. Kildare

Location

Batterstown is in the townland of Rathregan, approx. 23km northwest of Dublin and approx. 5km off the M3 Cavan motorway on the Dublin/Trim Road (R154 regional road). The village is serviced by Bus Eireann and is within easy access to the M3 Parkway.

The subject lands are located in the centre of Batterstown with good frontage to the R154.

Zoning

The lands are mentioned in the Draft Meath County Development Plan, 2020 - 2026 under the;

09. Rural Development Strategy

9.1 Introduction

Meath is home to a diverse range of land uses including agriculture and equine industries, centres of local food production, recreational and tourist activities, established villages and rural housing. These combine to provide both residents and visitors with a quality environment to live, work and enjoy.

9.1.1 Land Use Zoning

All areas outside the development boundaries of all settlements listed in Volume 2 and the rural nodes listed in this chapter, have a Rural Area (RA) land use zoning objective. This objective seeks to protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.

The rural nodes have a land use zoning objective Rural Node (RN) which seeks to provide for small scale infill residential development, small scale employment opportunities, community facilities and supporting services serving local needs while maintaining the rural nature of the node.

For the purposes of rural housing assessment in the Rural Area (RA Zone) and the Rural Node (RN Zone) a rural pressure areas map has been prepared. This map identifies two rural housing category areas- Rural Category 1- Areas under Strong Urban Influence and Rural Category 2- Strong Rural Areas.

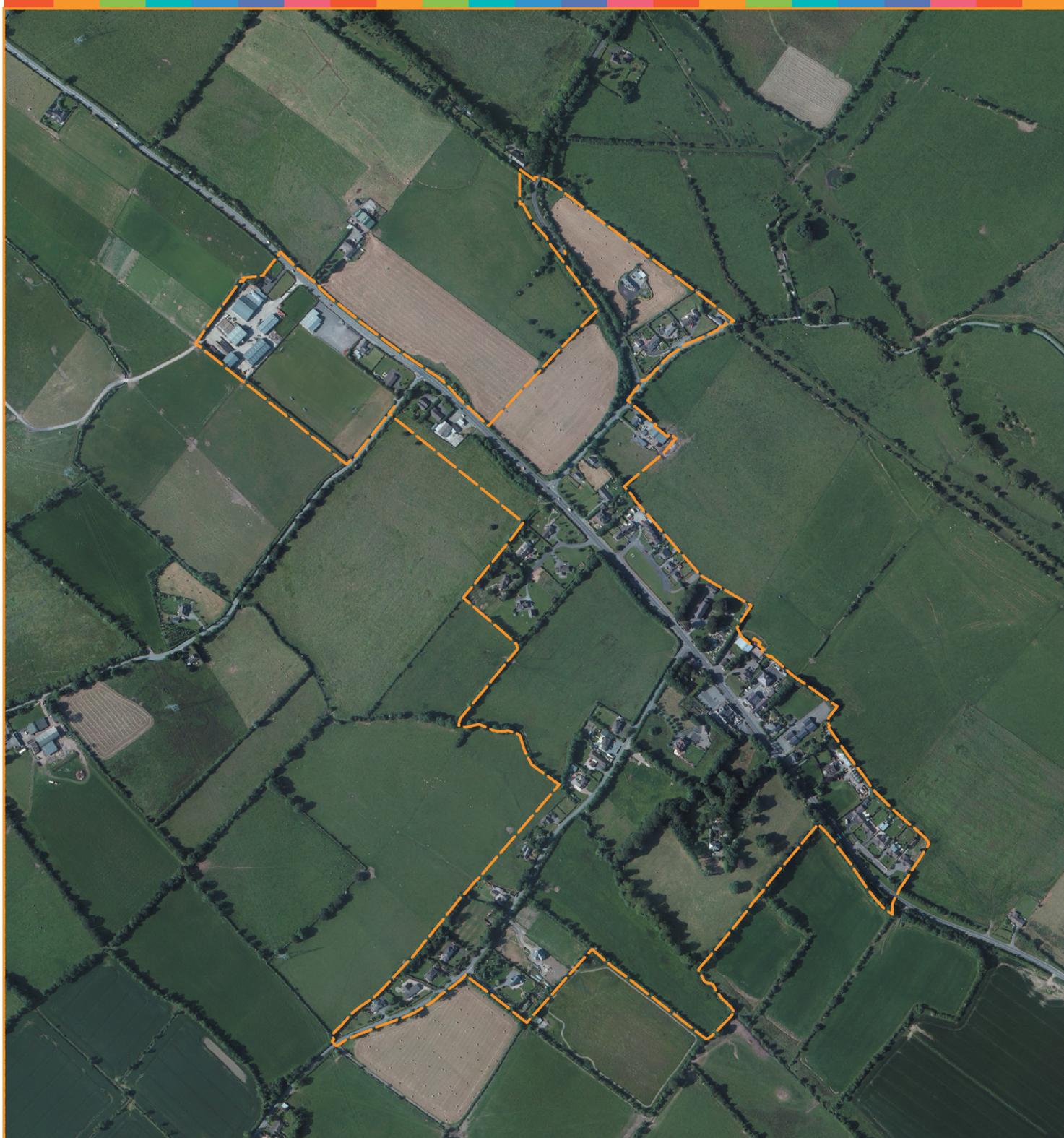
Please refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives, for more information on uses permitted in Rural Areas and Rural Nodes.

See relevant draft map (page 3).

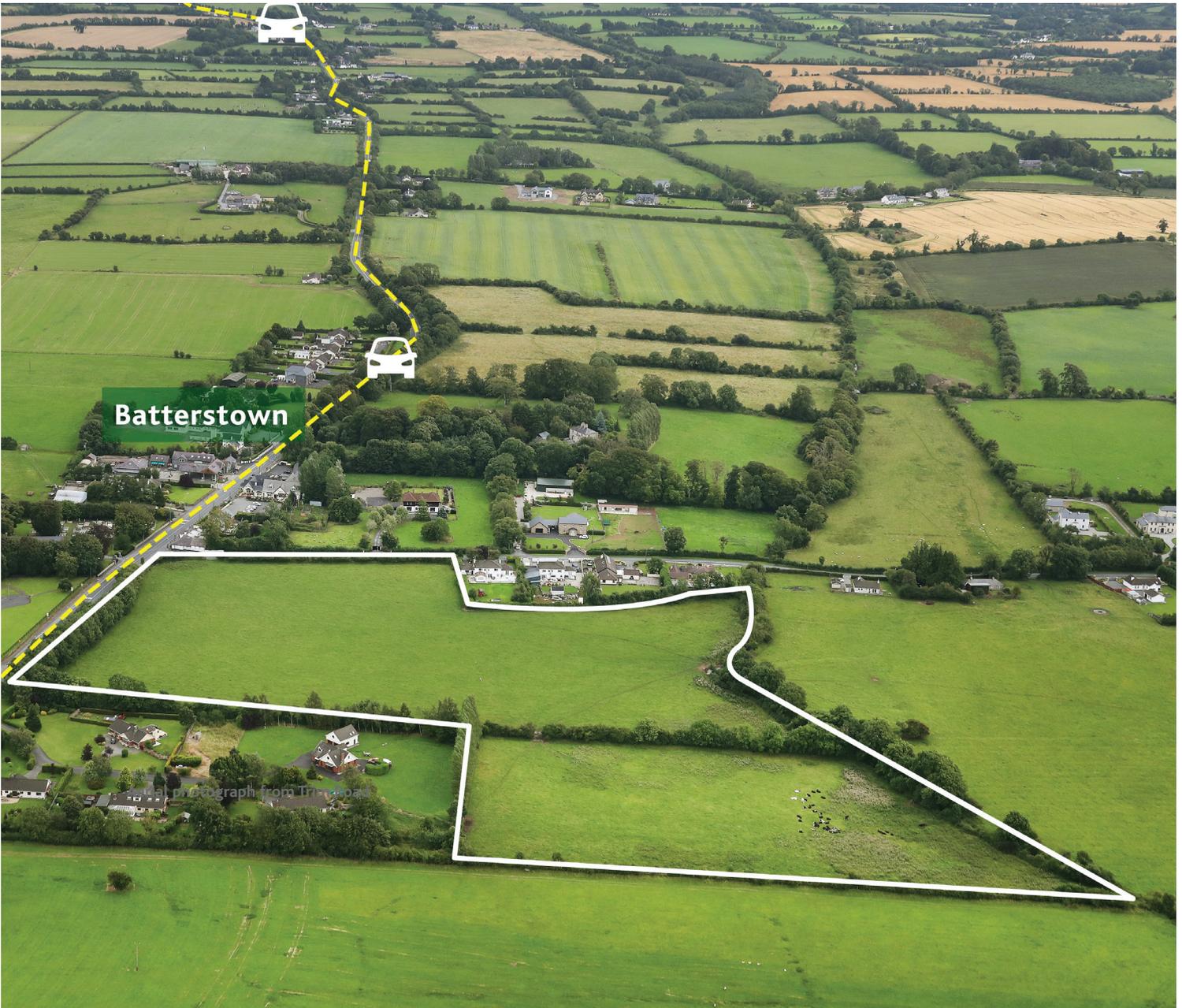
Services

There is a mains water service adjacent to the lands.

5.1 - Ratoath - Batterstown



Aerial photograph from Trim Road



Additional Information

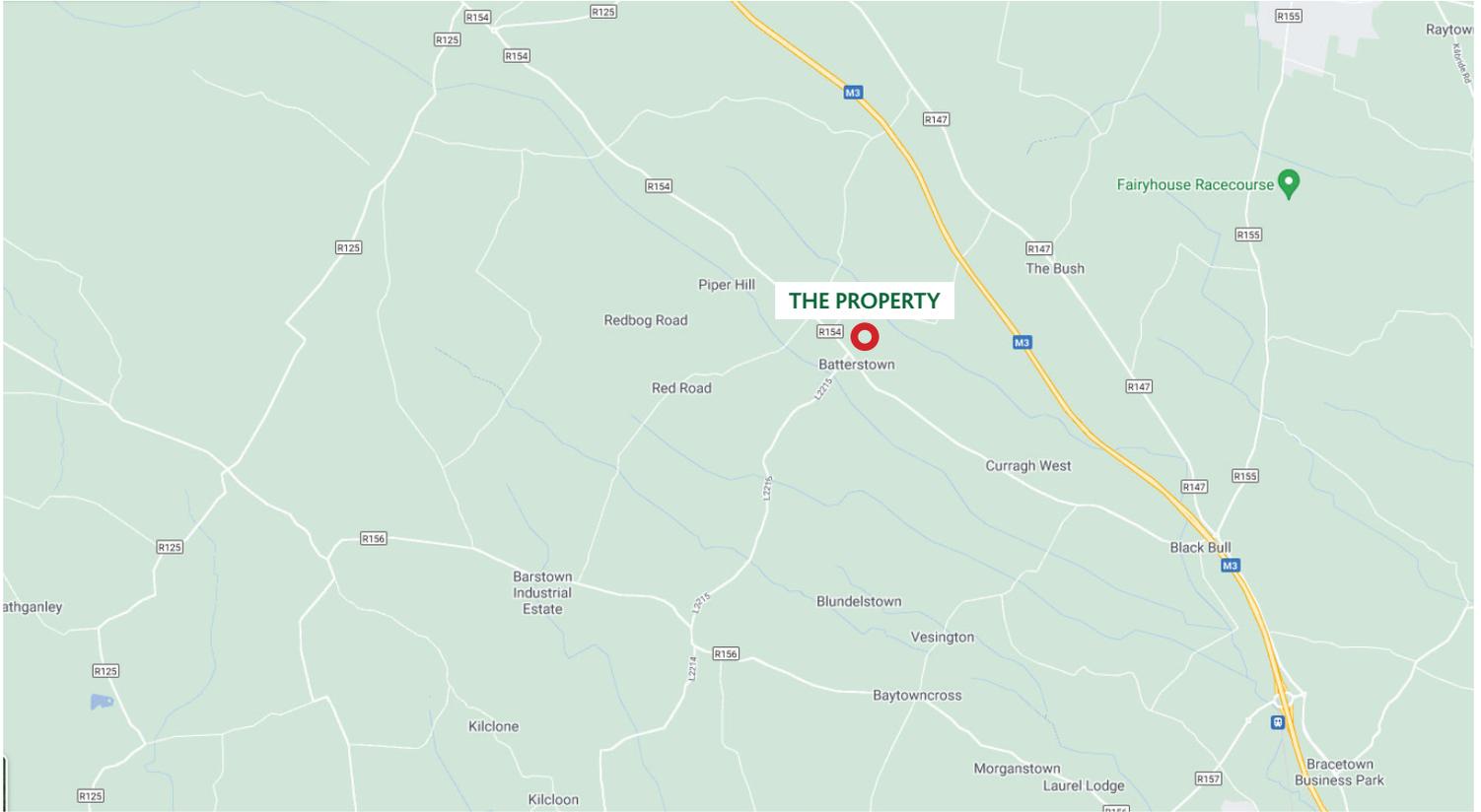
- Super free draining lands which are all in grass
- Excellent road frontage to Trim – Batterstown Road (R154) and the Batterstown – Maynooth Road (L2215)
- Suitable for any agricultural enterprise
- Prime parcel of lands in two divisions

Auction Details

For Sale by Public Auction on Thursday, 21st October at 3pm in the Glenroyal Hotel, Maynooth, Co. Kildare.

Directions

Coonan
PROPERTY



Directions:

From Dublin take the M3 to junction 5, exit the motorway and follow the signs for Trim / Batterstown. Take the R154 to Batterstown, continue straight and the lands for sale are on the left hand side as you leave the town (see for sale sign).



Contact Information:

Will Coonan

T: 01 628 6128

E: willc@coonan.com

Philip Byrne

T: 01 628 6128

E: philipb@coonan.com

Viewing

Strictly by appointment at any reasonable hour.

Solicitor

AMOSS Solicitors, Warrington House,
Mount Street Crescent, Dublin 2, D02 R256

T: 01 212 0400, E: law@amoss.ie

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com



coonan.com