



Site at Beechmount, Navan, Co. Meath

- Prime development site extending to approx. 1.34 ha (3.30 acres)
- Zoned C1 (Mixed-Use)
- Residential development opportunity (S.P.P.)
- Planning for health centre on part





N51

Pairc Tailteann

N51

Navan Town Centre

River Boyne

Dan Shaw Road



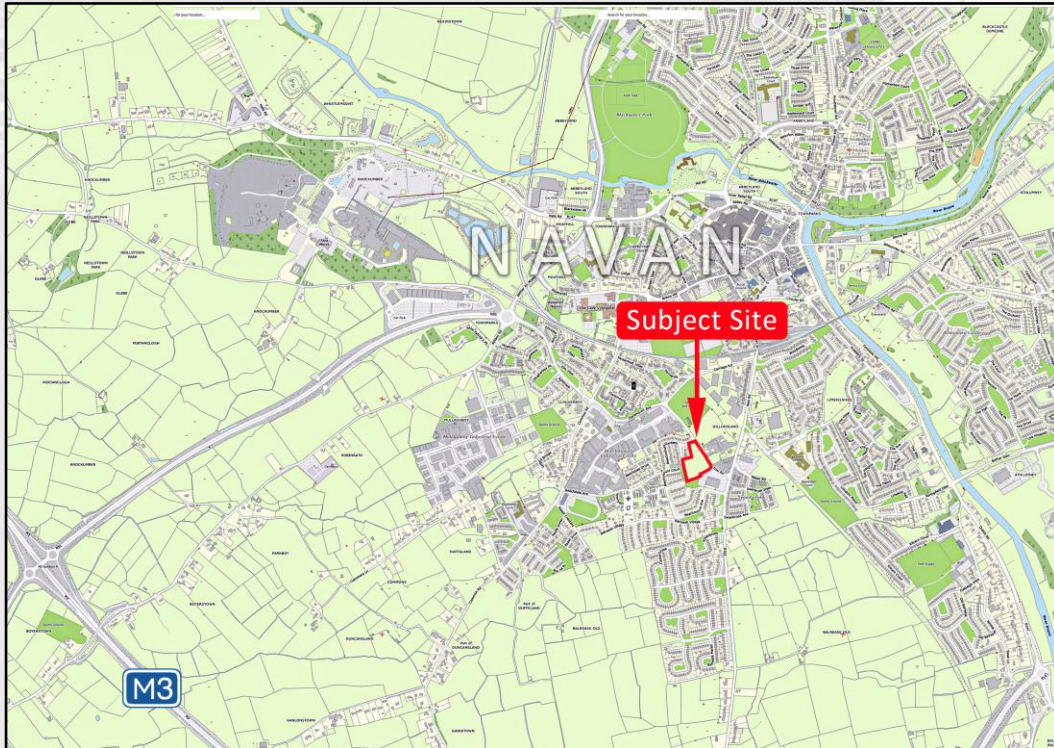
Beechmount Shopping Centre

R161

New Residential

ASSET OVERVIEW

- Medium sized undeveloped site extending to approximately 1.34 hectares (3.30 acres).
- Located on the Dan Shaw Road approximately 1 km south-west of Navan Town Centre in an established residential and commercial area.
- Immediately adjoins Beechmount Shopping Centre (anchored by SuperValu). Neighbours new and established residential developments, as well as commercial uses on Commons Road.



Red line is for indicative purposes only



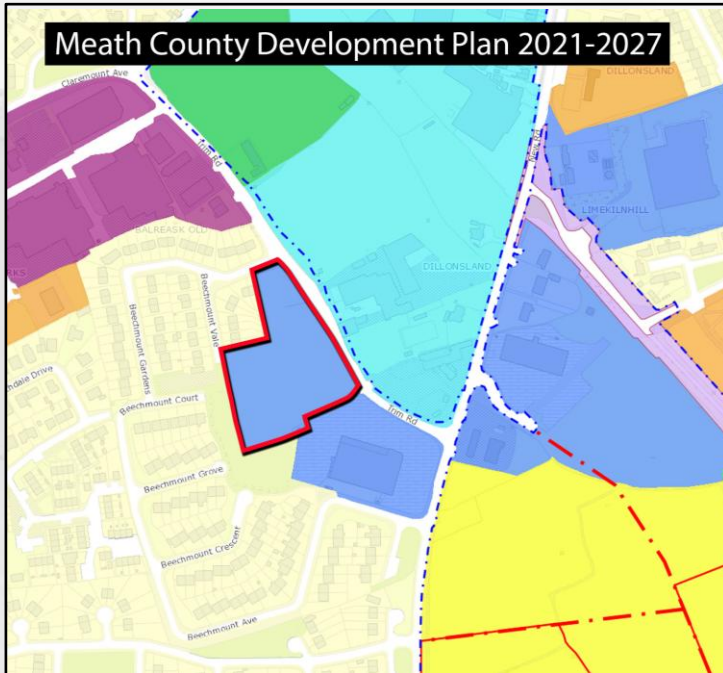
THE OPPORTUNITY

- Strategically located site with excellent accessibility and connectivity to the town centre, as well as the M3 and N51.
- Zoned C1 (Mixed Use) within the Meath County Development Plan 2021-2027 which provides for a variety of use classes including residential.
- Benefits from full planning permission for a three-storey community health building, extending to approximately 1,908 sq m (20,538 sq ft) gross floor area.
- Residential development potential under the existing zoning (SPP).
- Surrounding area continues to develop with new residential schemes on the Trim Road including Limebrook and Swanbrook.

ZONING OVERVIEW

Zoned Objective C1 - Mixed Use

“To provide for and facilitate mixed residential and employment generating uses”



Permitted Zoning Uses:

B&B / Guest House, Bring Banks, Childcare Facility, Children Play / Adventure Centre, Community Facility / Centre, Convenience Outlet, Cultural Facility, Education (Primary or Second Level), Education (Third Level), Enterprise Centre, **Health Centre**, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Offices <100m² Offices 100 to 1,000m², Offices > 1,000m², Service Station, Place of Public Worship, Pub, **Residential** / Sheltered Housing, Restaurant / Café, Utilities

Specifically on Residential, the Plan states: “Where a residential component is proposed, the percentage of residential development in C1 zones shall generally not exceed 70% of the quantum of a development site”

PLANNING PERMISSION

The northern most section of the site benefits from planning permission (MCC Ref: 25/60801) for the construction of a new three-storey building to accommodate a Community Health Centre unit extending to approx. 1,908 sq m (20,538 sq ft).

All interested parties should satisfy themselves on the details of the permitted development.





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TENURE

Understood to be held Freehold

SERVICES

We understand that all main services are available in the immediate vicinity of the subject property.
All interested parties should satisfy themselves as to the availability and capacity of these services

VIEWING

Strictly by prior appointment with the Sole Agent

SALES PROCESS

The property is being offered for sale by Private Treaty

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