

Lands at Drumalee, Cavan Town

Residential Development Opportunity (S.P.P)

Approx. 11.80 acres



**Sherry
FitzGerald**
Declan Woods

N3

Belturbet/
Enniskillen

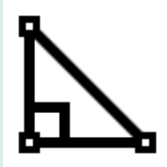
 **bannon**

Asset Highlights

Excellent residential development site (S.P.P.)



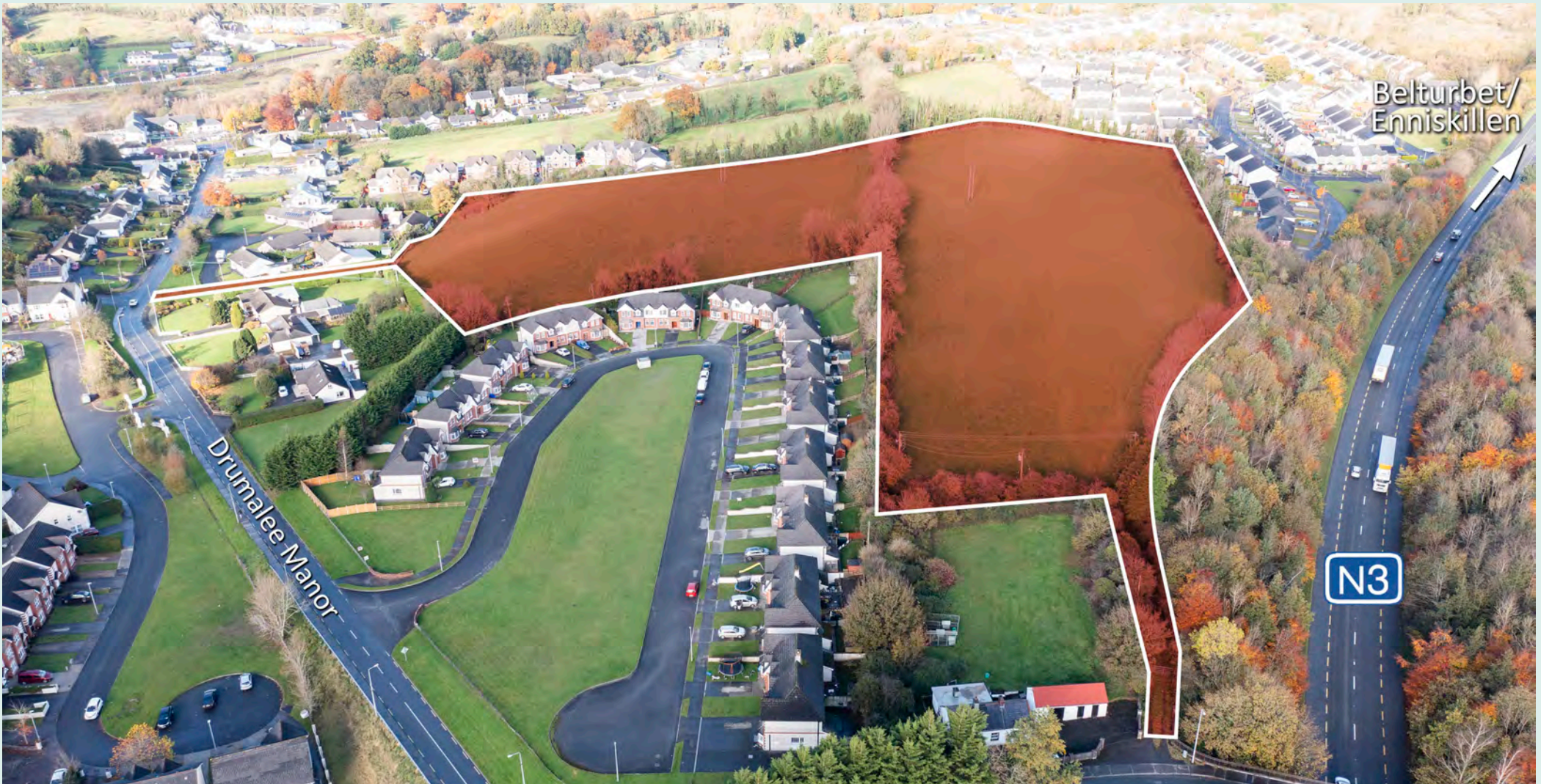
Approx. 4.78 ha (11.80 acres)



Zoned 'Proposed Residential' & 'Residential Strategic Reserve'



Substantial landholding close to all amenities



Location

Situated to the north-east of Cavan town centre in the popular and established residential area of Drumalee. Main Street is situated approx. 1.2 kms to the south. The nearby Loughtee Business Park provides a host of amenities including Tarpey's SuperValu, Cavan Primary Care Centre, Haven Pharmacy and a number of other local businesses. Cavan Institute of Further Education is situated nearby on Cathedral Road.

The surrounding area is predominately residential in nature with estates such as Ashgrove, Ard Na Laoi, Drumalee Manor and Rocklands.



Bridge Street



Farnham Estate



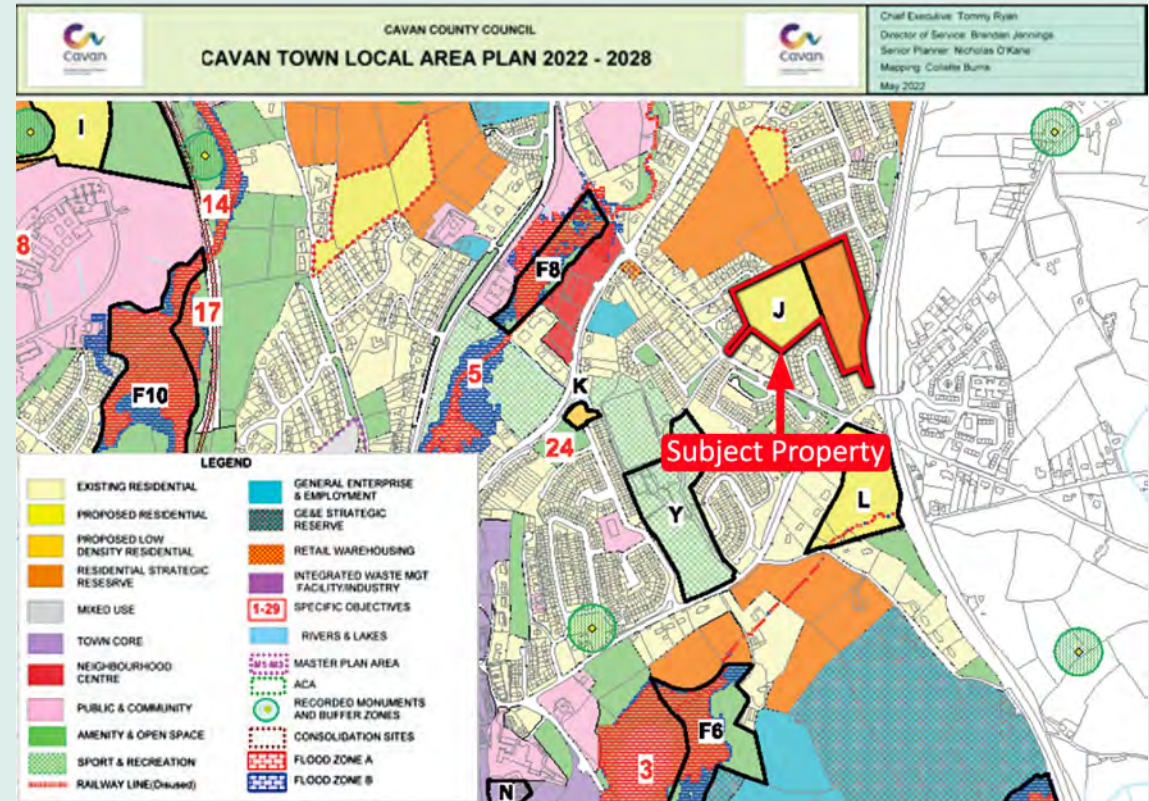
Loughtee Business Park



Town Centre

Description

The subject property comprises a substantial greenfield landholding which is currently in agricultural use. The site extends to a total landholding of approximately 4.78 hectares (11.8 acres). The N3 (Belturbet/Enniskillen Road) adjoins the lands to the east. An existing access point is provided off the Drumalee Road directly opposite the entrance to the Drumalee G.A.A grounds. The Cotehill Road is situated approximately 300 metres to the west.



Town Planning

The property is subject to two distinct land use designations within the Cavan Town Local Area Plan 2022-2028:

- The front (western) portion is zoned 'Proposed Residential' – Approx. 6.0 acres
- The rear (eastern) portion is zoned 'Residential Strategic Reserve' – Approx. 5.8 acres

The Cavan Town LAP indicates an average density of 8 units per acre on lands zoned 'Proposed Residential'.

Services

We understand main services are available in the vicinity of the subject property, however interested parties should satisfy themselves on the availability and capacity of services.

Method of Sale

For Sale by Private Treaty.

Title

It is understood that the property is held Freehold.

Advised Minimum Value

€1,500,000

Viewing

By appointment with joint agents.

Solicitor

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