

# FOR SALE

## SIGNIFICANT RESIDENTIAL DEVELOPMENT SITE WITH IMPRESSIVE DETACHED 6 BEDROOM RESIDENCE

1.6 HA (3.95 ACRES), DUBLIN ROAD, LIMEKILN HILL, NAVAN, CO MEATH CI5A3E0 **BER F**

Lisney

Smith  
Harrington  
1870







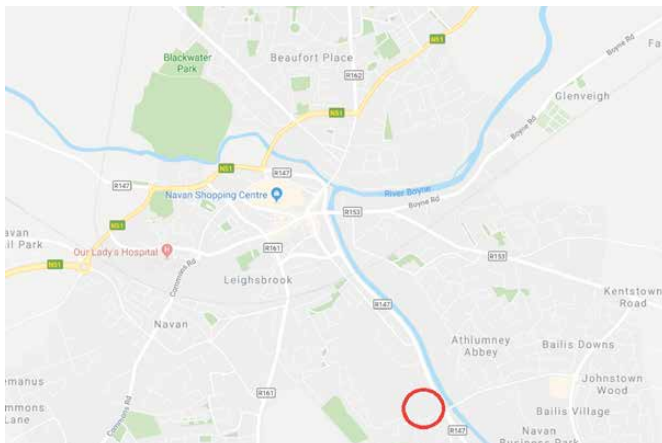
## LOCATION

The property is located on the western side of the Dublin Road (R147) and has return frontage to Springfield Glen just to the south of Navan Town Centre and 500m from the access road to the M3 motorway. Navan is approx. 60km northwest of Dublin City.

It is the county town of County Meath. In 2016, the town and its environs had a population of 30,173 making it the 5th largest town, and 10th largest urban settlement, in Ireland. Navan is situated along the River Boyne at the confluence of the Blackwater and the Boyne. It is served by the M3, N3 and N51 national roads as well as various regional roads.

The quality and abundance of natural heritage provides high amenity value serving as an excellent setting for the town. Navan is a main service centre, providing for the town's population and a large hinterland. Navan has rapidly expanded to become a large dormitory town due to its proximity to Dublin. The period from 1996 to 2011 saw unprecedented growth in the town which was amongst the highest experienced by any urban centre in the country.

There are a number of major employers in Navan including the Courts Service, the Health Service Executive, Navan Hospital, Probation Service, the Garda Civilian Human Resources Directorate, the Coroner's Service Implementation Team, Revenue Commissioners and the Property Services Regulatory Authority. Tara Mines is located just off the Kells Road. In addition, other major facilities in



the town include educational and recreational and various new residential estates. Navan has a large shopping centre as well as many shops along the main street which attracts god footfall. The shopping centre has internationally known shops such as Pennys, River Island, New Look, Tesco supermarket, Boots and many others.

There is an abundance of sports clubs, Our Lady's Hospital, Ardboyne Hotel and Navan Race Course.

### SUMMARY

- ◆ Attractive residence on 1.6 ha (3.95 acres) Dublin Road, Navan
- ◆ Prominent corner site with two access points
- ◆ Two storey 6 bedroom residence with 6 reception rooms approx. 368 sq. m. in mature/secluded setting
- ◆ Zoned R2 – Existing Residential under the Navan Local Area Plan
- ◆ Potential for a number of schemes subject to planning permission
- ◆ Title: Freehold
- ◆ Potentially available in 2 lots
- ◆ Approx. 1km south of Navan Town Centre

### DESCRIPTION

The existing house comprises a Victorian two storey residence with landscaped gardens and wooded area. It offers considerable accommodation accessed by front granite steps to the double front door leading to an impressive hallway with 6 reception rooms, wc and large WC while the lower ground floor offers 6 bedrooms, store and wc.

To the rear of the house there is a further store and boiler house and there are extensive landscaped gardens offering potential for re-development.

The site is almost regular in shape and benefits from

an entrance directly from the Dublin Road but also has a separate entrance on the return frontage on Springfield Glen.

The property is secure with stone walls and iron railings on the perimeter along the main Navan / Dublin road and side road to Limekiln Hill housing estate. The entire site is approx. 1.6 ha (3.95 acres).

**Lot 1:** Residence on approx 1.24 ha with entrance from Dublin Road

**Lot 2:** Site of approx 0.36 ha with entrance from Springfield Glen

**Lot 3:** Entire







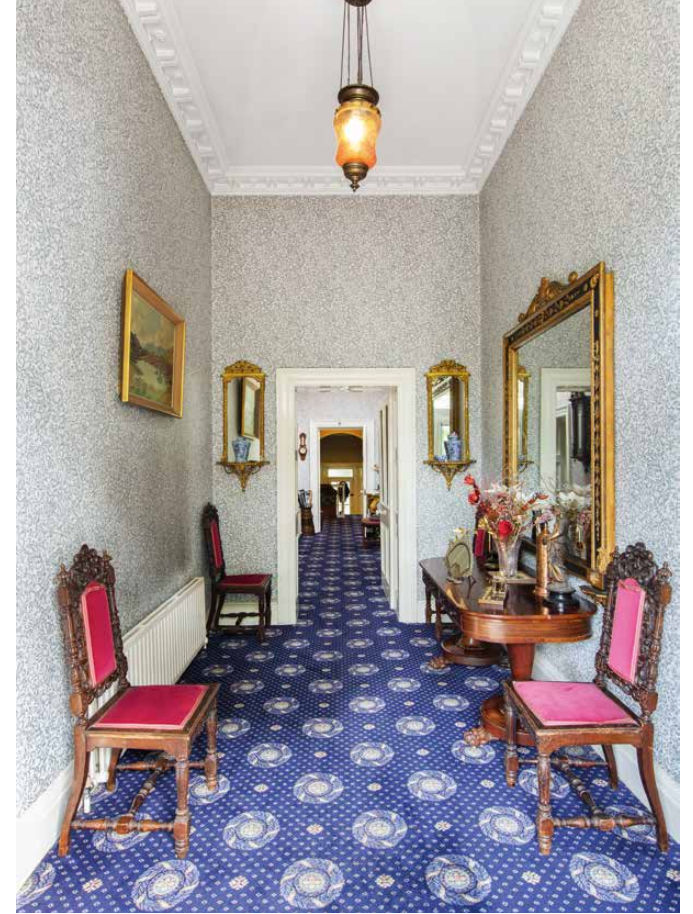
Upper Ground Floor	SQM
Porch	11.00
Sittingroom	33.00
Library	20.00
Livingroom	19.00
Large WC	20.00
WC	3.00
Study	19.00
Kitchen	19.00
Diningroom	33.00
Hall	10.00
<b>Total</b>	<b>187.00</b>

Lower Ground Floor	SQM
Bed 1	29.00
Bed 2	31.00
Bed 3	19.00
Bed 4	19.00
Bed 5	19.00
Bed 6	18.00
Store	21.00
WC	2.00
Hall	22.00
<b>Total</b>	<b>180.00</b>
<b>Total</b>	<b>367.00</b>

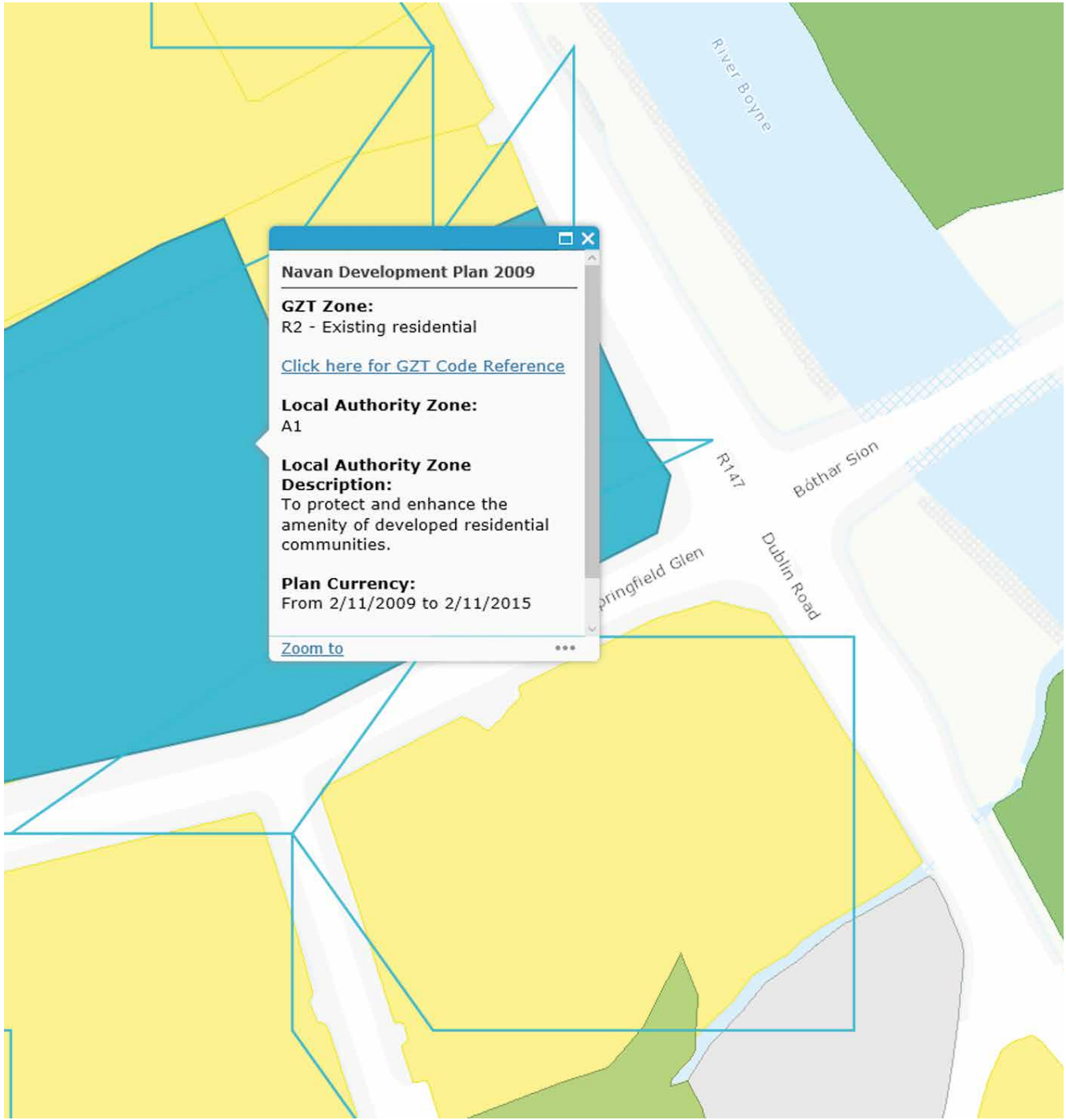
**Boiler House & Store** 209











Ardboyne Hotel Nearby



Springfield Glen Entrance



Dublin Road Entrance

## ZONING

The property is situated in an area that is zoned R2 - existing Residential "to protect and enhance the amenity of developed residential communities" under the Navan Development Plan 2009 - 2015.

## TITLE

Freehold within the Electoral Division of Navan Rural, Barony of Navan Lower and being the property comprised in folio 36758F of the Register of County Meath.

## BER INFORMATION

BER: F

BER Number: I12556063

EPI: 420.33 kWh/m<sup>2</sup>/yr

## VIEWING AND FURTHER INFORMATION

Viewing is strictly by prior arranged appointment only with the joint selling agents Smith Harrington & Lisney. For further information contact either:

**John Harrington**

046 9021113

john@smithharrington.ie

OR

**Cathal Daughton**

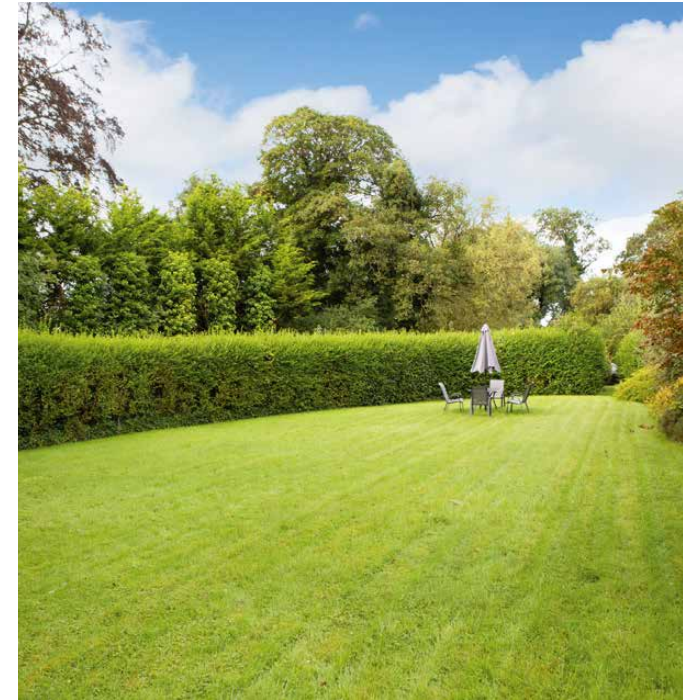
01 6382737

cdaughton@lisney.com

**Martin O' Halloran**

01 6382791

mohalloran@lisney.com



“An opportunity for an owner occupier to acquire an attractive residence which can be developed in part or for a developer / investor to acquire lands which are, in part, suited to obtaining a residential planning permission or for a nursing home development incorporating the existing residence.”



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney and Smith Harrington as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848