

FOR SALE BY PRIVATE TREATY



Subject Site

DEVELOPMENT OPPORTUNITY

c.0.57 Acre Development Site, Blackrock, Co. Louth.

(Together with an existing two story building on Main Street- Folio LH38892F)

“Infill sites on Blackrock’s Main Street are exceptionally rare, making this opportunity a unique and valuable find.”



BLACKROCK - PROFILE

Blackrock is a very affluent and rapidly expanding picturesque coastal village situated along Dundalk Bay, offering stunning views of the Irish Sea.

Residents and visitors enjoy leisurely strolls along the bustling promenade, which stretches alongside the beach and offers a perfect setting for relaxation.

The village boasts a variety of restaurants, cafes, and pubs serving both traditional Irish fare and international cuisine, making it a culinary hub for locals and tourists alike.

Charming boutiques and specialty shops line the streets of Blackrock, offering unique shopping experiences for residents and visitors looking for artisanal goods and gifts.

The village hosts a range of community events throughout the year, including festivals, markets, and cultural celebrations, fostering a strong sense of community spirit.



BLACKROCK - PROFILE

With its safe and welcoming atmosphere, Blackrock Village is a very sought after location for all, offering access to quality schools and multiple recreational facilities.

Residents have access to essential amenities such as supermarkets, pharmacies, and healthcare services within close proximity, ensuring convenience and comfort.

Located just a short drive from the vibrant town of Dundalk, residents of Blackrock can easily access additional employment, retail park and town centre shopping, dining and entertainment options, enhancing the overall quality of life in the area.

Whist having a very wide catchment area, approximately 5,000 residents currently call Blackrock Village home, creating a tight-knit and welcoming community which is witnessing significant commercial growth and remains the most sought after residential address in the North East.

The housing market in Blackrock Village offers a diverse range of property types, including charming cottages, modern residential developments and a host of spacious and architecturally designed private family homes, with an obvious shortage for luxury apartments in the Village Centre catering to evolving lifestyle preferences.

Families with children can benefit from access to reputable schools in the area, ensuring quality education opportunities for young residents.



DESCRIPTION

The site comprises of 0.23Ha (0.57 acres) and is located at Main Street, Blackrock, Dundalk, Co. Louth and is generally rectangular in shape, measuring c.110m in length and circa 22m in width and is bordered to the east by Main Street, Blackrock (R172) and by an estate road within the “Beech Park” residential development to the west.

The site is located within the village centre of Blackrock, within 5km of Dundalk Town Centre and within 3.5km of the M1 Motorway (via J16). A wide range of major employment, retail, educational, cultural and social facilities and activities are within easy commute distance of the site.

The majority of the adjoining lands to the North are occupied by the site of the renowned “Clermont Arms Bar & Restaurant”. The lands to the South are occupied by the rear garden and outbuildings associated with premises fronting onto Main Street.

The portion of the site that fronts onto the Main Street is currently occupied by a two-storey mixed use building, known as “Wavecrest”, whilst the remainder of the site, which is zoned for residential development and is uniquely undeveloped for this location, remains a blank canvass for a prized development.



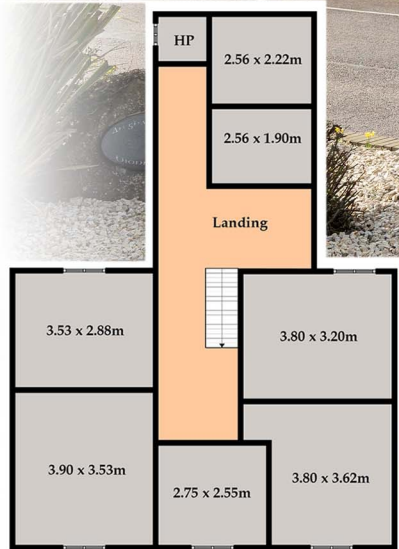
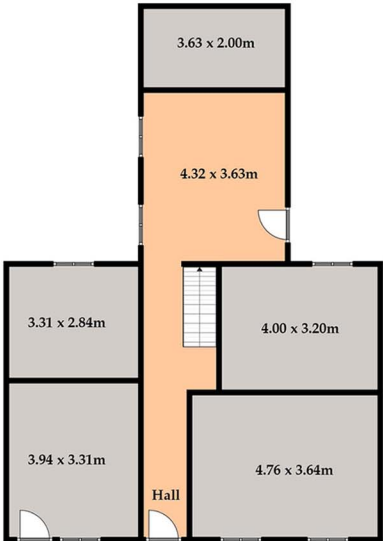
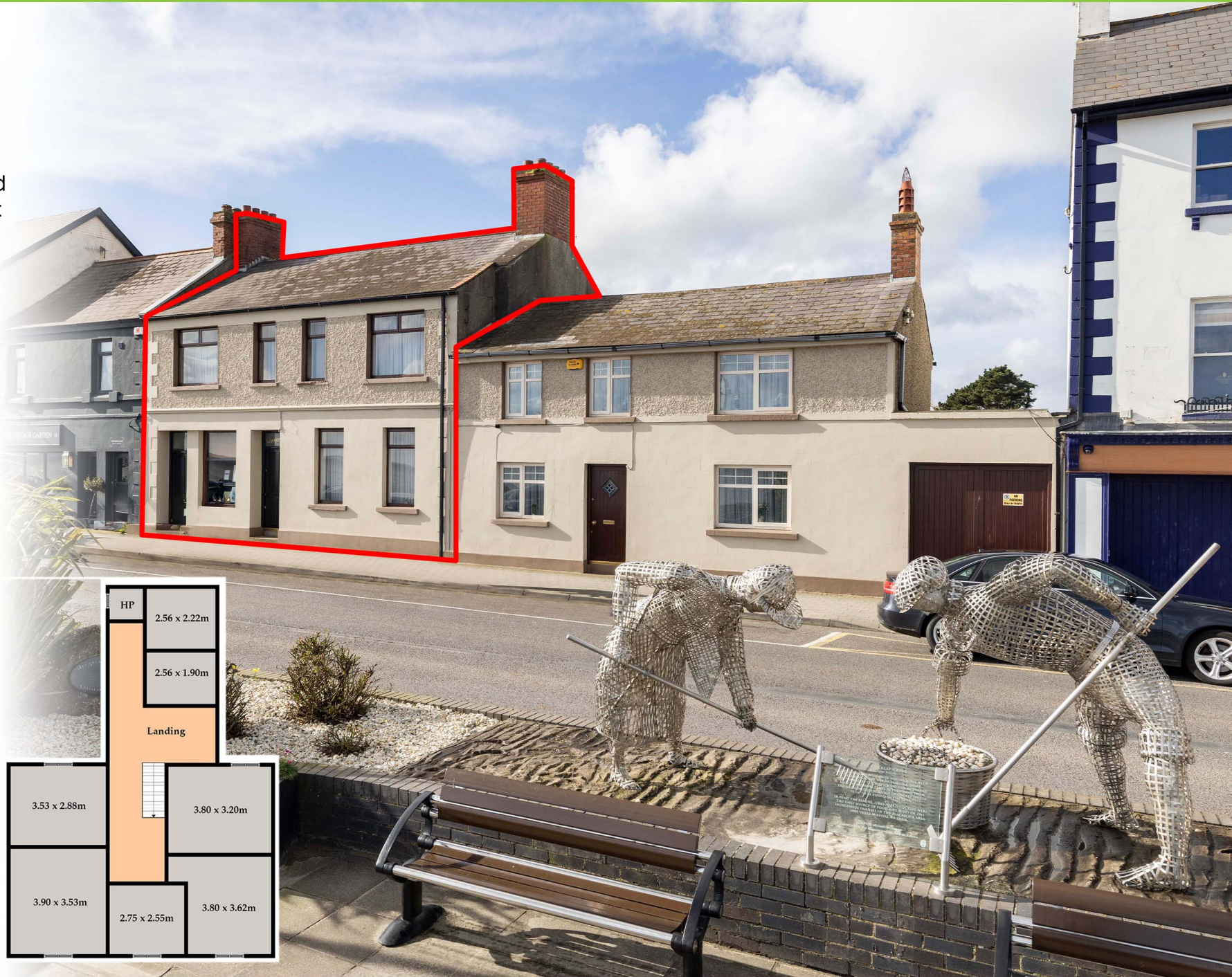


Subject Site for identification purposes only

WAVECREST

Previously used as a mixed use residential and commercial building, "Wavecrest" comprises a well laid out two storey terraced building which is currently vacant and provides for c.186 sq.m.

There is a very strong demand for commercial opportunities in this much sought after location and the building would appear to be constructed to facilitate a pedestrian opening to the rear development site which also has full access onto "Beech Park" for a more comprehensive residential scheme.



ZONING

The site is zoned as a mix of B1 (Town or Village Centre) and A1 (Existing Residential). The current relevant Development Plan covering the Blackrock area is the "Louth County Development Plan 2021-2027".

The B1 (Town or Village Centre) applies to the eastern and central portion of the site with the A1 (Existing Residential) zoning applying to the rear western portion of the site.

The stated planning objective for B1 (Town or Village Centre) land-use is:

"To support the development, improvement and expansion of town or village centre activities".

The list of permitted uses under this zoning covers a wide range of standard town centre commercial developments including:

"Retail, office, healthcare, coffee shop / tearoom, hotel, and restaurant".

Developments 'open for consideration' under B1 zoning include:

"Amusement arcade, betting office and takeaway/fast food outlet"

The stated planning objective for A1 (Existing Residential) land-use is:

"To protect and enhance the amenity and character of existing residential".

The key permitted uses under this zoning are a range of residential based developments, nursing home, community facility and B&B/Guest House.

Developments which are 'open for consideration' include:

"Childcare facility, healthcare practitioner, restaurant, and small retail shop".

Overall, the zoning offers scope for a wide palette of permitted land-uses based around a residential/commercial mix.





REA GUNNE

REA Gunne Property,
18 Clanbrassil Street,
Dundalk, Co Louth
00353 (42) 9335500
info@reagunneproperty.ie
www.reagunneproperty.ie

QUOTING PRICE

€600,000

VIEWINGS

BY APPOINTMENT ONLY

NEGOTIATOR

MICHAEL GUNNE
MRICS, MSCSI,
RICS Reg Valuer.

m.gunne@reagunneproperty.ie

00353 86 3890009

Licence no. 001307-001352

DEVELOPMENT FEASIBILITY STUDY

AVAILABLE UPON REQUEST

Conditions to be noted:

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