

REA

GUNNE PROPERTY

Residential Development Site,
Zoned 'A1' - Existing Residential,
Comprising c.1.21 Ha (3 acres),
Lower Point Road, Dundalk, Co. Louth.

Certificate of Feasibility issued by Uisce Eireann (Ref: CDS23004472)



Located within 3.0km of Dundalk Town Centre and within 6.0km of the M1 Motorway (via J16 or J18), Lower Point Road is a much sought after location with a very strong and consistent residential sales record.

All mains' services are connected to or are adjacent to this development site and this sale is ideal for both developers and investors seeking to add value STP.

Planning and Feasibility Highlights

A Certificate of Feasibility has been issued by Uisce Éireann (Ref: CDS23004472) confirming availability of water and wastewater connections without the need for infrastructure upgrades.

Previous outline and full permissions for housing development and associated works were granted (Refs: 55523292, 55523676), confirming planning precedent.

The site is classified as infill within a designated settlement, allowing for the potential application of the Justification Test for areas affected by flood zones.

Regular site configuration with a defined road frontage (c.21m) and secondary access via Halpenny's Lane, offering two potential access options.

Infrastructure and Services

All mains services are connected or immediately adjacent, including water, wastewater, ESB, gas, and telecommunications. Dual sewerage infrastructure (150mm and 225mm gravity sewers) provides flexible connectivity options.

Surface water management can be addressed via sustainable urban drainage systems (SuDS) due to favourable gravel subsoil composition.



Zoning & Development Potential

Zoned AI – Existing Residential under the “Dundalk Local Area Plan, 2025 - 2031”: Permitted uses include standard residential housing, nursing homes, guest accommodation, and more.

Density guideline of 35 units per hectare equates to c.42 units, subject to design and planning. A mix of duplex, townhouses or low-rise apartments may be required to meet density targets, while respecting the low-rise character of the area.

Subject Site

Navy Bank Walkway

Pitch & Putt

Summary

This site represents a rare opportunity to deliver a well-located, high-quality residential scheme in a market with sustained demand, strong pricing performance, and excellent infrastructure. With zoning, precedent, and services in place, it is primed for planning and development.

Legal Title

Registered freehold title under Folio LH8428

Quoting Price: €400,000

Contact REA Gunne Property for more details



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Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.

