



BRIDGEGATE

Ardee, Co. Louth

Residential Development Site
F.P.P. 347 Residential Units

www.bridgegate-ardee.com





ASSET HIGHLIGHTS



Site

Superb residential development site extending to approx. 67 acres. All constructed units on site are excluded from the lands for sale.



Location

Bridgegate is an established residential scheme situated in the heart of Ardee, Co. Louth with completed units, sold and occupied. Ardee is a historic town with a wealth of amenities including high quality schools, a mature 18 hole parkland golf course, multiple sporting clubs and numerous coffee shops and restaurants.



Planning Permission

The site benefits from planning permission in place for the construction of 347 residential units (281 houses & 66 duplex apartments). There is also approx. 8.6 acres of L 1 Strategic Reserve lands for future development (s.p.p.).



Transport

Ardee town benefits from easy access to the M1 Motorway at junction 14. Both Drogheda and Dundalk are within 20km while Dublin city centre is within 60km and Belfast is within 90km. Commuter train services available at both Drogheda and Dundalk.

All constructed units on site are excluded from the lands for sale.



Drogheda →



Ardee Educate Together National School

Ardee River Rail Trail

Scoil Mhuire Na Trocaire

SuperValu

Monastery National School



Lidl

All constructed units on site are excluded from the lands for sale.

RESIDENTIAL DEVELOPMENT SITE F.P.P. 347 RESIDENTIAL UNITS



PLANNING PERMISSION

The site benefits from extant planning permission for the construction of a further 347 residential units (281 houses & 66 duplex apartments) together with a creche and community building. A planning summary memo prepared by John Spain & Associates is available on the Dataroom for the sale.

There is also approx. 8.6 acres of unplanned land zoned Objective L1 Strategic Reserve included which provides scope for further future development (s.p.p.).

Development Site Map

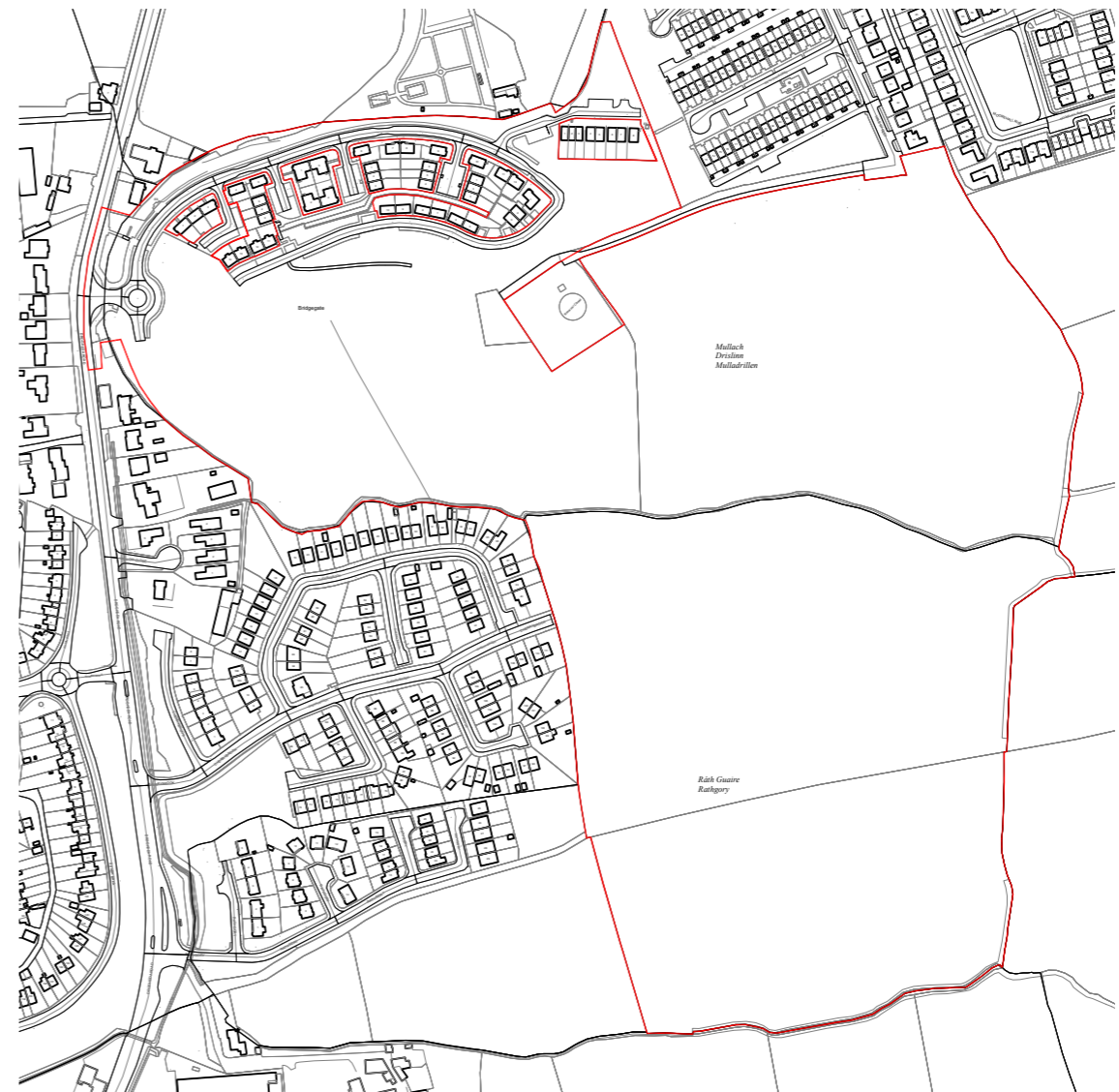


All constructed units on site are excluded from the lands for sale.

For identification purposes only.

| TYPE | BEDS | UNITS | REF | DESCRIPTION |
|--------------------------------|------|------------|------------------------|-------------------|
| HOUSE | 2 | 71 | 10/174 | Parent Permission |
| HOUSE | 3 | 193 | 19/336 | Amendment |
| HOUSE | 4 | 17 | 19/353 | Amendment |
| TOTAL HOUSES | | 281 | | |
| DUPLEX APARTMENT | 1 | 17 | 19/549 | Amendment |
| DUPLEX APARTMENT | 2 | 24 | 19/875 | Amendment |
| DUPLEX APARTMENT | 3 | 25 | 21/1475 | Amendment |
| TOTAL DUPLEX APARTMENTS | | 66 | | |
| TOTAL OVERALL UNITS | | 347 | 22/228 (ABP-313083-22) | SHD Permission |

Site Map of Lands for Sale



For identification purposes only.



Full details can be found on the Dataroom for the sale which can be accessed at:

www.bridgegate-ardee.com

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PSRA Registration Number: 001266

Subject to Contract/ Contract Denied/
Without Prejudice

VIEWING:

Strictly by appointment only

CONDITIONS TO BE NOTED

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