

Lands at Holsteiner Park, Clonee, Co. Meath



ZONED RESIDENTIAL DEVELOPMENT OPPORTUNITY - 4.25 acres (approx.)

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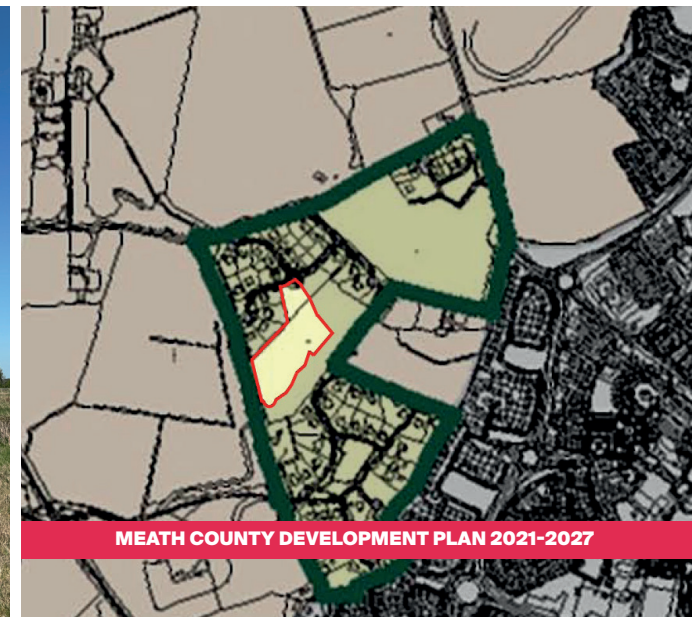
Key Asset Highlights

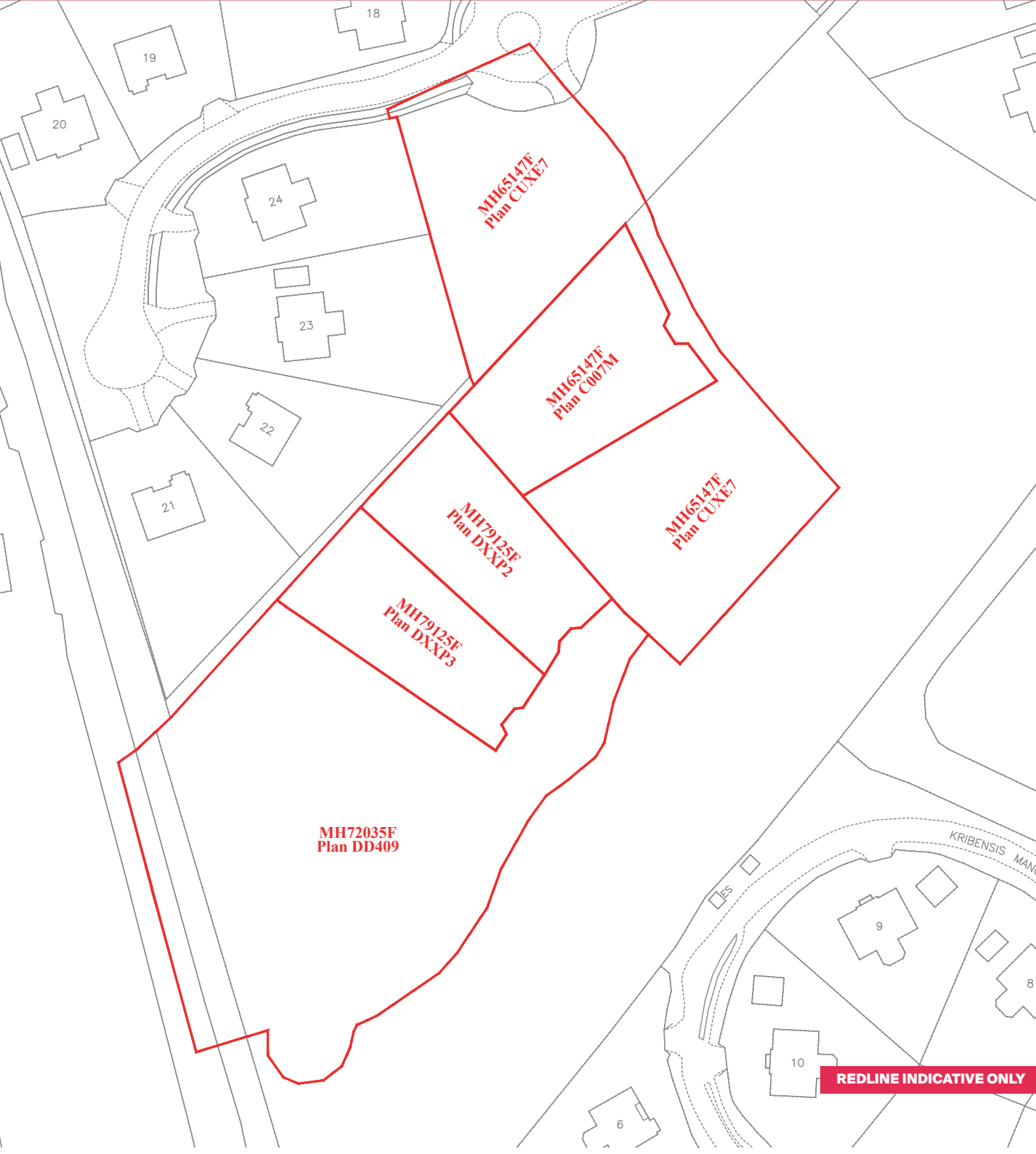
- » Superb zoned residential development opportunity (subject to planning) in a sought after location
- » The lands extend to 4.25 acres / 1.7 hectares.
- » Holsteiner Park is a well established and proven sales location in Clonee, County Meath.
- » Zoned A1 Existing Residential under the Meath County Development Plan 2021-2027.
- » 2 km (approx.) from the M3 Motorway and in close proximity to Hansfield and Dunboyne Rail Stations.
- » Significant range of amenities and large employment hubs in close proximity.

Description

The lands currently comprise greenfield lands adjoining the earlier phase Holsteiner Park less than 2km from Clonee Village. Holsteiner Park is an established and highly regarded private residential scheme characterised by substantial, high quality family homes set within a mature and well maintained environment.

This immediate context underscores the strong residential credentials of the location, with the surrounding area recognised for its quality of housing, attractive suburban setting and enduring appeal to owner occupiers.





REDLINE INDICATIVE ONLY



Location

Clonee village provides everyday conveniences including neighbourhood convenience stores, cafés, takeaway dining options, schools, childcare facilities and local services, supporting the needs of a growing residential community. Furthermore, Blanchardstown Town Centre is located a short drive away and offers an extensive mix of national and international retailers such as Marks & Spencer, Dunnes Stores, Penneys and Zara, alongside a wide selection of restaurants, cafés, a multi screen cinema, gym and family entertainment facilities.



Transport

The location is particularly well served by transport infrastructure. The M3 motorway is approximately 2 km north of the site and provides direct access to the M50, Dublin City Centre and Dublin Airport. Rail services are available from nearby Dunboyne and Hansfield stations, offering regular commuter routes, while local bus services also operate in the area.



Employment



The site benefits from its proximity to one of Dublin's most established employment catchments, encompassing the Damastown and Blanchardstown business districts, which together represent a major hub of multinational occupiers including Microsoft, IBM, PayPal, eBay and several large-scale pharmaceutical, data and distribution companies.



Zoning

Under the Meath County Development Plan 2021–2027, the lands are zoned A1 – Existing Residential, the objective of which is 'to protect and enhance the amenity and character of existing residential communities'.



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