

FOR SALE – EXCELLENT RETAIL DEVELOPMENT OPPORTUNITY



Approx. 1.1 Acres at Cluain Adain, Navan, Co. Meath



Site outline is for illustrative purposes only

Property Highlights

- Superb retail development site which extends to approx. 0.45 Ha (1.10 Acre) located at the entrance new large scale residential development known as Cluain Adain, Navan, Co. Meath
- Approx. 0.6 acres of the site comes with the benefit of planning permission for the development of a 928 sq m (9,989 sq ft) retail unit which includes a cafe and 45 no. car parking space (Ref: [22395](#))
- Remainder of lands offer potential for an additional unit or a much larger retail offering across the entire site (SPP)

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Location

- The subject site is situated within the northern aspect of Navan Town, the major economic hub of Co. Meath with a population circa. 33,000 people.
- The property is situated at the entrance of the new residential development known as 'Cluain Adain', which when fully completed will comprise approx. 400 units.
- The subject property is specifically situated adjacent to the proposed creche and Sheltered units (Purpose built housing for older people) in the scheme.
- The property benefits from strong profile onto the Clonmagaddan Road and is located less than 2 km north of Navan Town Centre.

Property Description

- The entire property extends to approx. 0.45 Ha (1.10 Acre) and is currently part greenfield / part surface car park.
- The majority of the lands are zoned entirely 'C1 – Mixed Use' under the Meath County Development Plan 2021 – 2027.

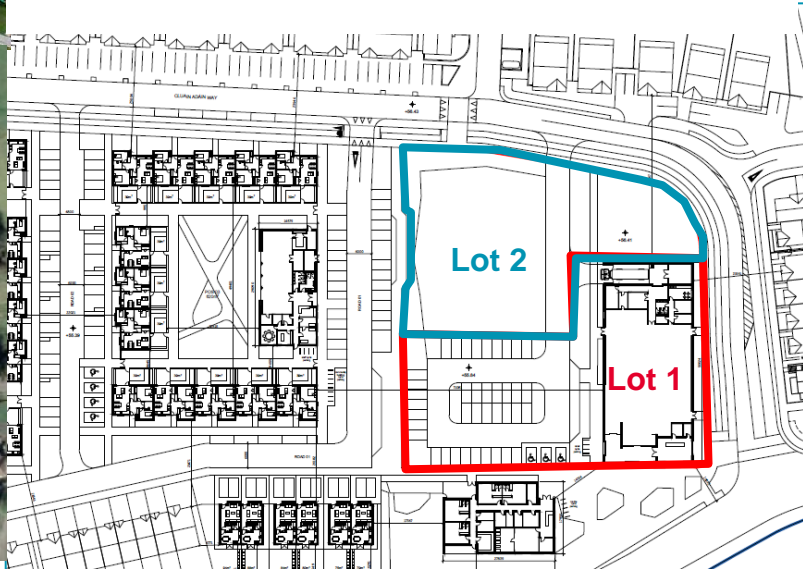
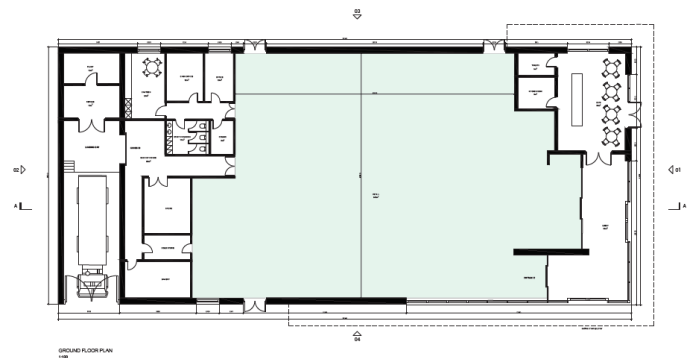
- The site is partially secured with a wooden fence around the majority of its perimeter and generally has a flat topography throughout.

The Opportunity

- The property has the benefit of full planning permission for the development of a 9,989 sq ft retail unit. This also includes a café plus 45 surface car parking spaces on approx. 0.6 acres of the overall site.
- While the remaining 0.5 acres of the property does not pertain any planning grant, it offers significant potential for an additional retail unit or a replan of the entire site.
- This prime retail development presents an opportunity for a supermarket or convenient store end user to capitalise on the extensive and growing population to the north of Navan Town Centre.



Cluain Adain Overall Masterplan



Title

Freehold

Viewings

Viewing strictly by appointment with the sole agent, Cushman & Wakefield.

Planning Pack

Full planning pack available upon request.

Services

Full services are readily available to connect into the site.

Guide Price

€1,250,000

Bidding Process

Parties submitting bids will be required to offer on three separate lots;

- Lot 1: 0.6 Acres with the benefit of FPP for a retail unit
- Lot 2: 0.5 Acres zoned 'C1 – Mixed Use'
- Lot 3: Entire

Any intended purchasers should satisfy themselves with services into the property as well as the exact site area.

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