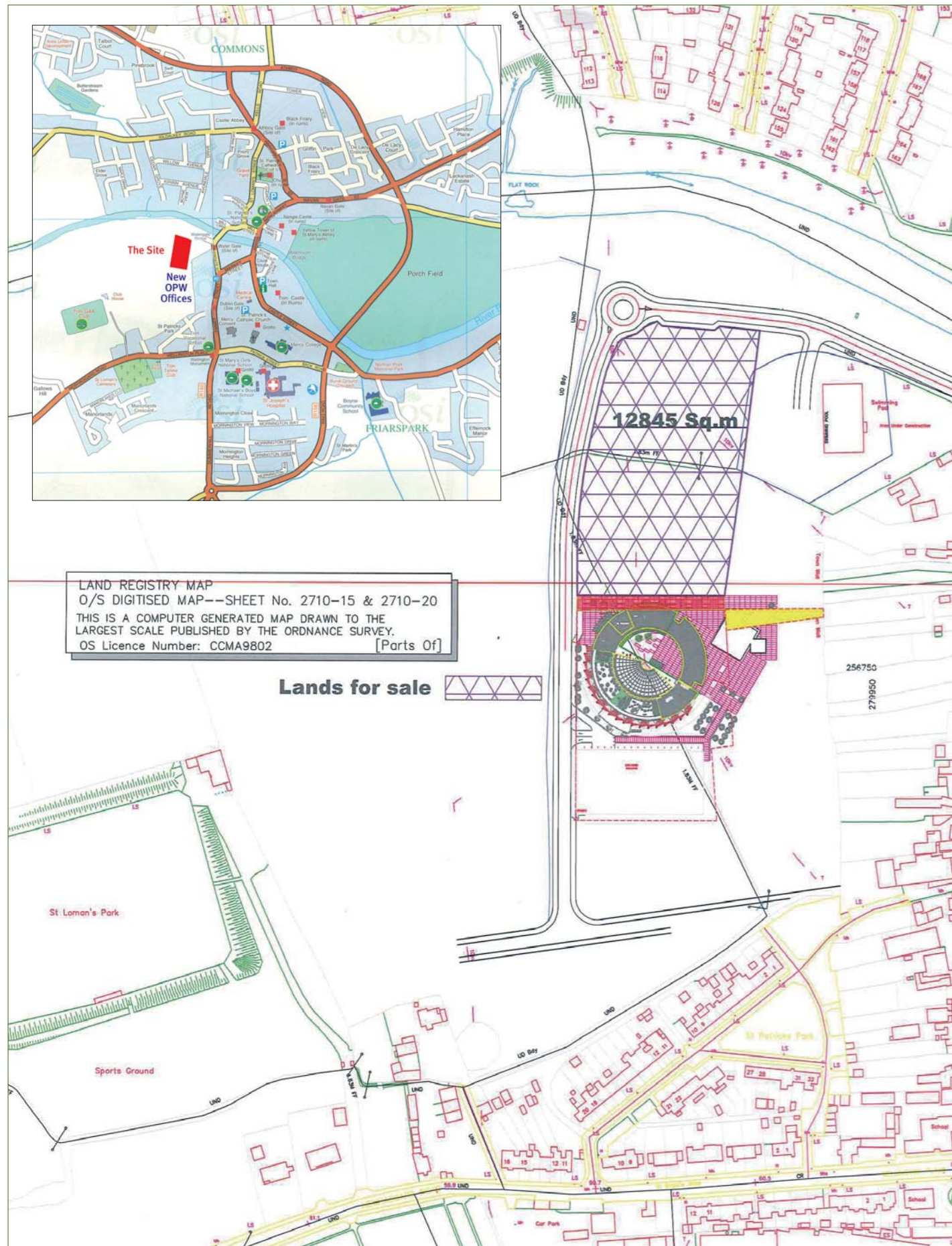


## THE LANDS FOR SALE



## TITLE

The property is held under freehold title.

## SOLICITORS

Regan McEntee & Partners, High Street, Trim, Co. Meath.  
Attention Mr. Rory McEntee.  
Tel: 046 9431202. Fax: 046 943 1932.  
Email: law@reganmcentee.ie

## FURTHER INFORMATION

For further details contact Ann Hargaden or Ross Shorten of Lisney at 00 353 1 6382700 or Joint Agent Mr John Harrington of Smith Harrington. Tel: 00 353 46 9021113.



## JOINT AGENT:



**OTHER OFFICES**  
5 Linenhall Street, Belfast BT2 8AA. Tel: +44-2890-501501.  
Fax: +44-2890-501505. Email: property@lisney-belfast.com  
1 South Mall, Cork. Tel: 021 427 5079. Fax: 021-427 2405  
Email: cork@lisney.com



8-9 Bridge Street, Navan, Co. Meath.  
Tel: (046) 902 1113.  
Fax: (046) 9021091.  
Email: info@smithharrington.ie

www.lisney.com

www.smithharrington.ie

On the instructions of Meath County Council and Trim Town Council



## For Sale

Offers invited by 12 noon Thursday 18th November 2010  
(unless previously sold)

## Substantial Town Centre Site at Trim, Co. Meath approx. 1.28 hectares (3.16 acres)

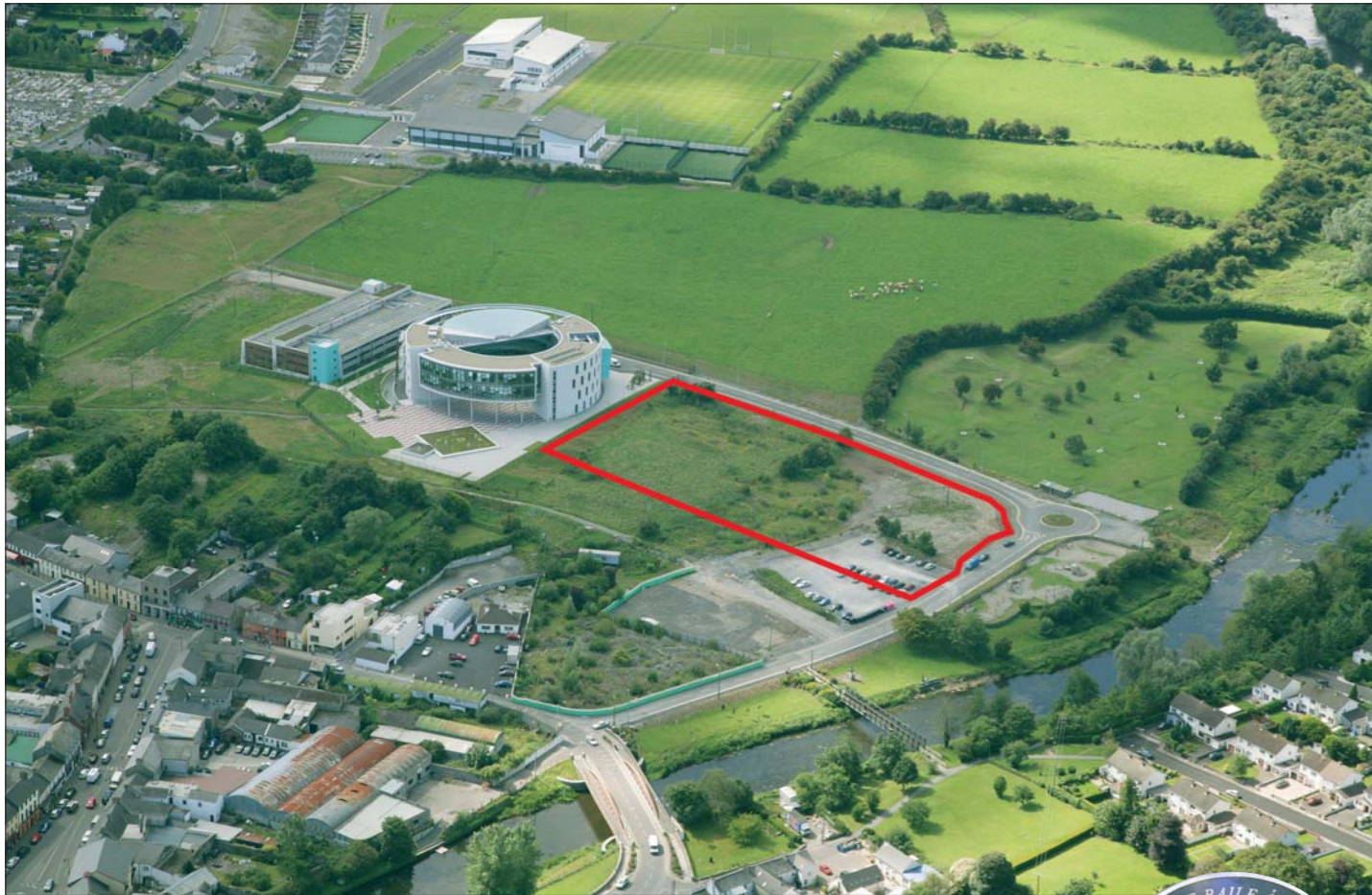


- Very well positioned development site approx 1.28 hectares (3.16 acres) in the centre of Trim beside the River Boyne.
- Zoned "new town centre activities."
- Newly constructed access road with major improvements.
- Adjacent to the new OPW landmark office building.
- Of appeal to investors, developers and retailers.
- A further site of approx. 0.94 hectares (2.34 acres) could potentially be made available.
- Planning permission for 25,000 sq.m. retail and shopping centre development and 144 residential units obtained on the larger site of 2.22 hectares (5.5 acres).

00 353 1 638 2700

Lisney

www.lisney.com



LOCATION

The town of Trim is located on the River Boyne at the junction of the Dublin/Athboy Road (R154) and the road linking Kinnegad and Navan (R161) and is approximately 45km northwest of Dublin city centre and approximately 14.5km southwest of Navan, the main administrative centre for County Meath. The town enjoys upgraded road links to the M3 Motorway under construction close to Trim. A new bridge was built on the Boyne in the 1980s to divert heavy traffic from the town and this was enhanced in a series of stages by an inner relief road.

Trim is a designated heritage town and is a thriving population centre of approx. 6,870 people (2006 Census for Trim and Environs). The regional planning guidelines for the Greater Dublin Area 2004-2016 allow for a maximum population of 15,000 by 2016.

The focal point of heritage in the town is the large scale Norman Trim Castle dating from 1172 and open to the public, St Mary's Abbey and other buildings. Trim has historical connections with the Duke of Wellington Arthur Wellesley who represented the area in the Irish parliament from 1790 to 1797 and also Dean Jonathan Swift who resided at Laracor for a time.

As part of the Government Civil Service decentralisation plan, the headquarters of The Office of Public Works moved to the town in 2009 to new purpose built offices with an adjoining multi-storey car park. This superb modern office building is designed to mirror aspects of the Tara Brooch.



Knightsbrook Hotel



Trim Courthouse



Trim Castle Hotel

DESCRIPTION AND TOWN PLANNING

This is an important land holding situated to the rear of Emmett Street and adjoining the new landmark OPW offices. This is a central and important position within the town that has been identified in the Trim Town Plan for the provision of major new town centre activities and new access roads have been constructed to facilitate development in the area.

North of the property is open space zoned land which abuts the River Boyne. To the west is open space including a pitch and putt golf course, Aura Trim Leisure Centre and St Loman's Park GAA while south/southwest is a residential estate.

The subject site of approx 1.28 hectares is zoned Objective B2 under the Trim Development Plan 2008 - 2014 "to provide for major new town centre activities in accordance with the approved action area plans and subject to the provision of necessary physical infrastructure".

Part of the larger land holding is in a Conservation Area under the Trim Development Plan 2008 - 2014.

The Trim Development Plan 2008 - 2014 is the most recent statutory document prepared for the town and any new Trim LAP will be required to take the Development Plan into account.

The Trim Town Centre Local Area Plan adopted in October 2004 highlights a number of key objectives for the general location.

These are summarised as follows:

- New town centre site (Phase 1).
- New road and major road improvements.
- Pedestrian priority lane.
- Land to west of the site is designated new town centre (Phase 2).
- Earmarked for a new civic plaza, which will lead directly onto Emmett Street.
- A section of the historical Trim Town Wall abuts the easterly border of the larger site. Accordingly, a section of the site is designated as a "town wall passive open space zone/town wall buffer zone".
- A section of the adjacent site is reserved as a "town wall crossing point". This will link the new proposed civic plaza and pedestrian route with Emmett Street.
- A three-storey height restriction is applied to part of the subject lands.
- The vitality strategy under the local area plan, highlights an objective for active ground floor users and shopping use on the site.



The Yellow Steeple



Trim Castle



River view



Wellington Column

PREVIOUS TOWN PLANNING

Part of a larger land area, owned by Trim Town Council and Meath County Council, have the benefit of full planning permission.

In brief, Shaston Contracting Ltd. applied to Trim Town Council for planning permission on 3rd of November 2006, for a mixed-use development on a 1.91-hectare site (Register Reference no. TT60023).

The development consisted of 144 no. residential units (comprising 28 no. 1 bedroom apartments; 65 no. 2 bedroom apartments; 2 no. 3 bedroom apartments; 40 no. 2 bedroom duplex units and 9 no. 3 bedroom duplex units) a retail anchor convenience unit consisting of 2,400 sq. m., 21 no. retail units ranging in size from 87 sq. m. to 217 sq. m. consisting of convenience, comparison

and non-retail services floorspace. The proposed development was to also comprise ancillary retail space comprising 3,339 sq. m. including service yard, storage, staff rooms and foyer space, 607 sq. m. of office accommodation, 385 sq. m. of bar/café accommodation, 337 sq. m. of crèche accommodation (total approximately 10,053 sq. m. of commercial floorspace), open space in the form of landscaped courtyards, walkways and the "Greenway", which is to be provided along the eastern boundary of the site (adjoining the Town Wall) and two basement levels including 493 number car parking spaces, 175 number cycle parking spaces, ancillary plant and all ancillary and associated development works.

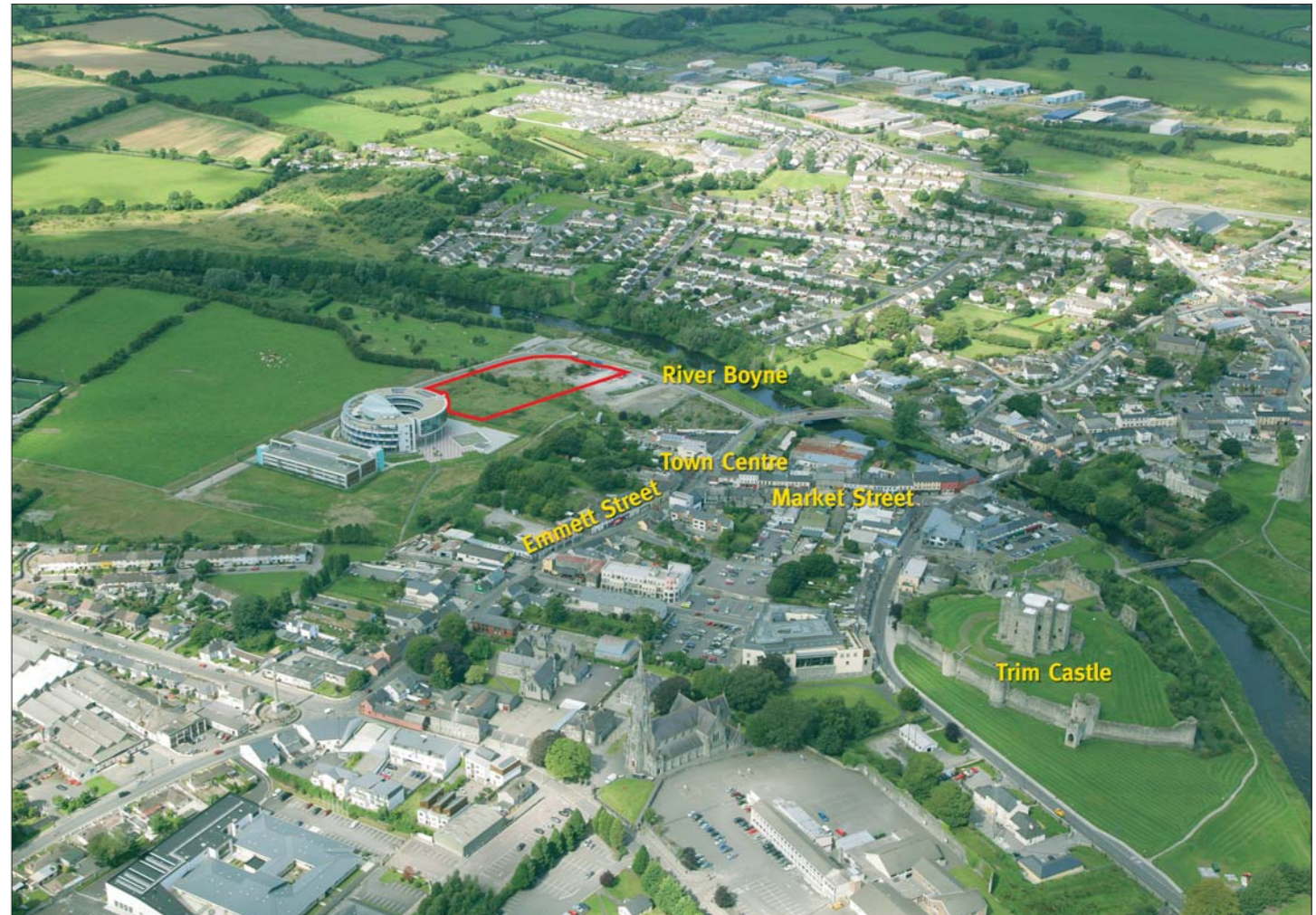
OFFERS PROCEDURE

Interested parties are requested to submit their written offer for the purchase of the lands of 1.28 hectares in a sealed envelope to be received no later than 12 noon on Thursday 18th November 2010 at the offices of Lisney, 24 St Stephen's Green, Dublin 2 marked "Trim Offers".

The letters of offer must contain appropriate background information to enable the bid to be assessed. Details of the principals behind the proposed purchase should be submitted together with their development experience and details of the proposed funding for the purchase together with general details of the type, quantity and mix of development proposed.

Please note that all offers are invited on a subject to contract basis and that the vendors are not obliged to accept the highest or any offer received. Offers made conditional on other offers will not be considered.

Interested parties should indicate if they may be interested in negotiating a purchase of the larger land area, which was the subject of the previous planning application described above (Register Reference no. TT60023).



Market Street Trim



OPW Office Building



Watergate Bridge