GORT MELL

DROGHEDA

YOUR NEW HAPPY PLACE



Welcome to Gort Mell

Gort Mell is a wonderful new development consisting of 1,2, 3 & 4 bedroom homes conveniently located just off the M1 on the Old Slane Road, only minutes from Drogheda town centre. Gort Mell is perfect for both first time buyers and growing families alike.

These beautiful A-Rated homes, from award – winning developer Lagan Homes are finished to the highest of standards and offer spacious, superior accommodation within an attractive landscaped development.

THE HIGHEST QUALITY HOMES, FROM TOP TO BOTTOM








SOPHISTICATED, CONTEMPORARY LIVING,
IN ONE OF IRELAND'S MOST VIBRANT TOWNS

POP OUT FOR A DRINK, OR HOP ON A TRAIN TO THE CITY









Fantastic Amenities Right On Your Doorstep

Gort Mell is just minutes from Drogheda town centre, a bustling hub of activity both day and night. Indulge in some retail therapy at Scotch Hall, catch some live music in one of the many venues around the town or get together with a friend over coffee or brunch.

Or if you're the active type, there's a huge choice of sporting options nearby, including fantastic golf courses, like Baltray and Bettystown Golf Club only a few minutes drive away.























Modern Life In A Historic Setting. Discover The Best Of Drogheda

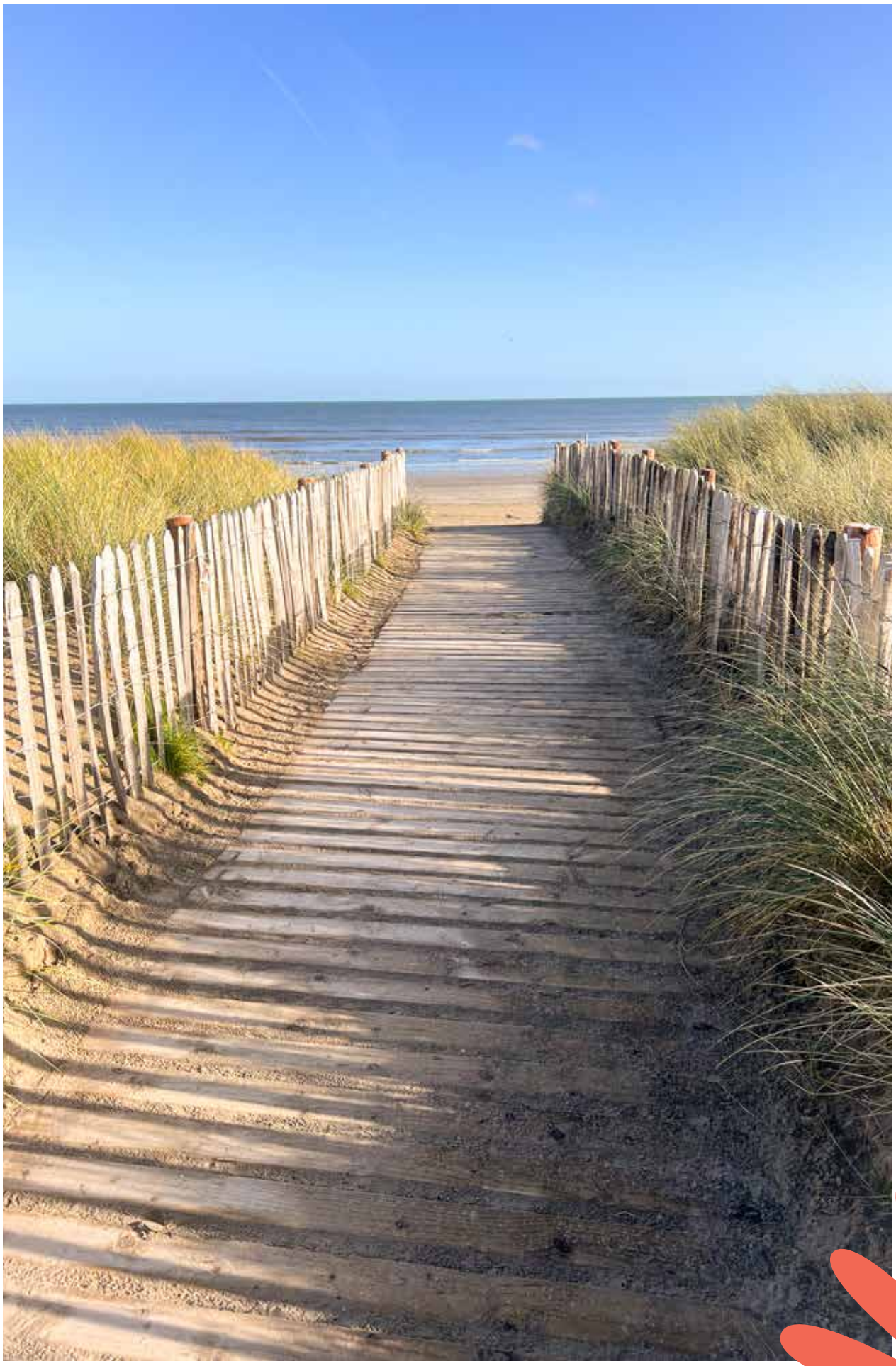
As one of the oldest towns in Ireland, Drogheda is packed with things to see and do. A walk through the town centre is a walk through history, yet modern amenities, shops, restaurants and pubs exist seamlessly among these ancient structures and monuments. This charming town has everything you need within easy reach.





Miles of Sandy Beaches To Explore

Drogheda boasts breathtakingly beautiful beaches, stretching along the shores of the Irish Sea, these pristine sandy stretches offer a tranquil escape and picturesque vistas. From the golden sands of Termonfeckin and Bettystown Beach to the rugged beauty of Mornington Beach, Drogheda's coastline provides a perfect blend of serenity and natural splendour.




GORGEOUS BEACHES
& AREAS OF STUNNING NATUARAL BEAUTY

An Idyllic Coastal Retreat

Close to home are some of Ireland's finest Blue Flag beaches – ideal for a family day out in the summer. Or enjoy the peace and quiet of the River Boyne, a popular spot for walking, cycling, fishing or watersports.

With 5 beaches within a 20 minute drive, you'll be spoiled for choice

1. Mornington Bay Beach
2. Seapoint Beach
3. Clogherhead Beach
4. Bettystown and Laytown Beach
5. Port Beach



A Perfect Place To Grow & Learn

For your families educational needs, Drogheda has a strong educational offering with over 20 schools servicing the locality.

Gort Mell is in close proximity to Mell National School, St. Joseph's National School, St. Peter's National School and secondary schools at Drogheda Educate Together, Our Lady's College and Ballymakenny College.







Connectivity & Transport



Drogheda is well serviced by rail and bus transport services, educational and retail facilities at West Street, Scotch Hall Shopping Centre and Laurence Shopping Centre as well as Retail Parks on the north and south sides of the town.

APPROX TRAVEL TIMES

BY CAR

M1 Motorway	3 mins
Bus Station	7 mins
Train Station	11 mins
Dundalk	25 mins
Port Tunnel	32 mins
Dublin Airport	39 mins
Dublin City Centre	45 mins
Belfast City Centre	75 mins

BY TRAIN

Dublin	34 mins
Belfast	90 mins

All times are approx. and may vary during peak times


LOCATION IS EVERYTHING
MONASTERBOICE
COCKLE RD
M1
CO. LOUTH
TO BELFAST
R132
N51
TRAIN TO BELAST
TERMONFECKIN RD
GORT MELL
DROGHEDA
SLANE RD
THE DOCKS
M1
R168
MARSH ROAD
RATHMULLAN RD
TRAIN STATION
DUBLIN ROAD
DONORE RD
TO DUBLIN & AIRPORT
CO. MEATH
R152
TRAIN TO THE WEST
M1
BEABEG LANE
R108
MULLAGHACRONE

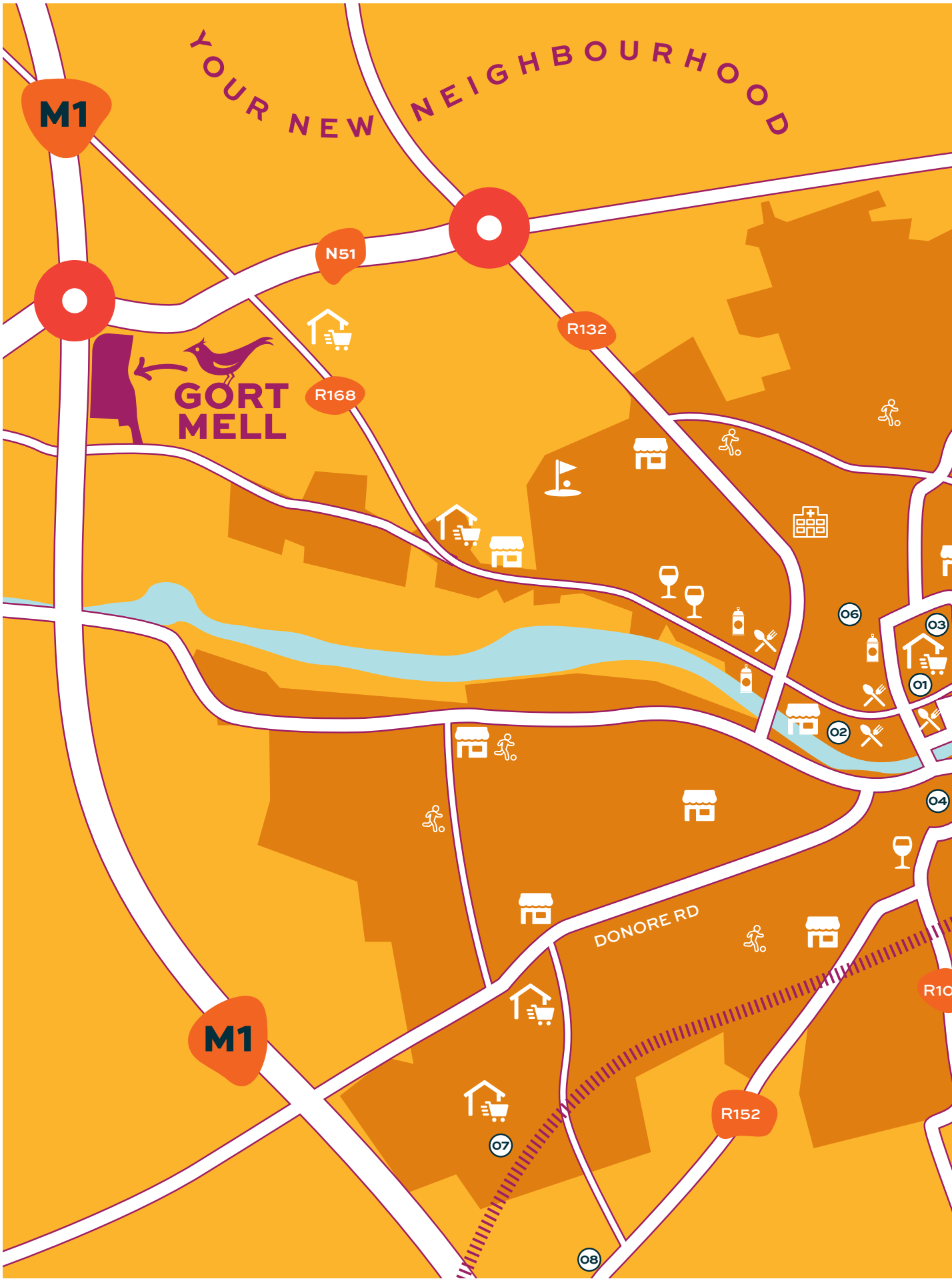


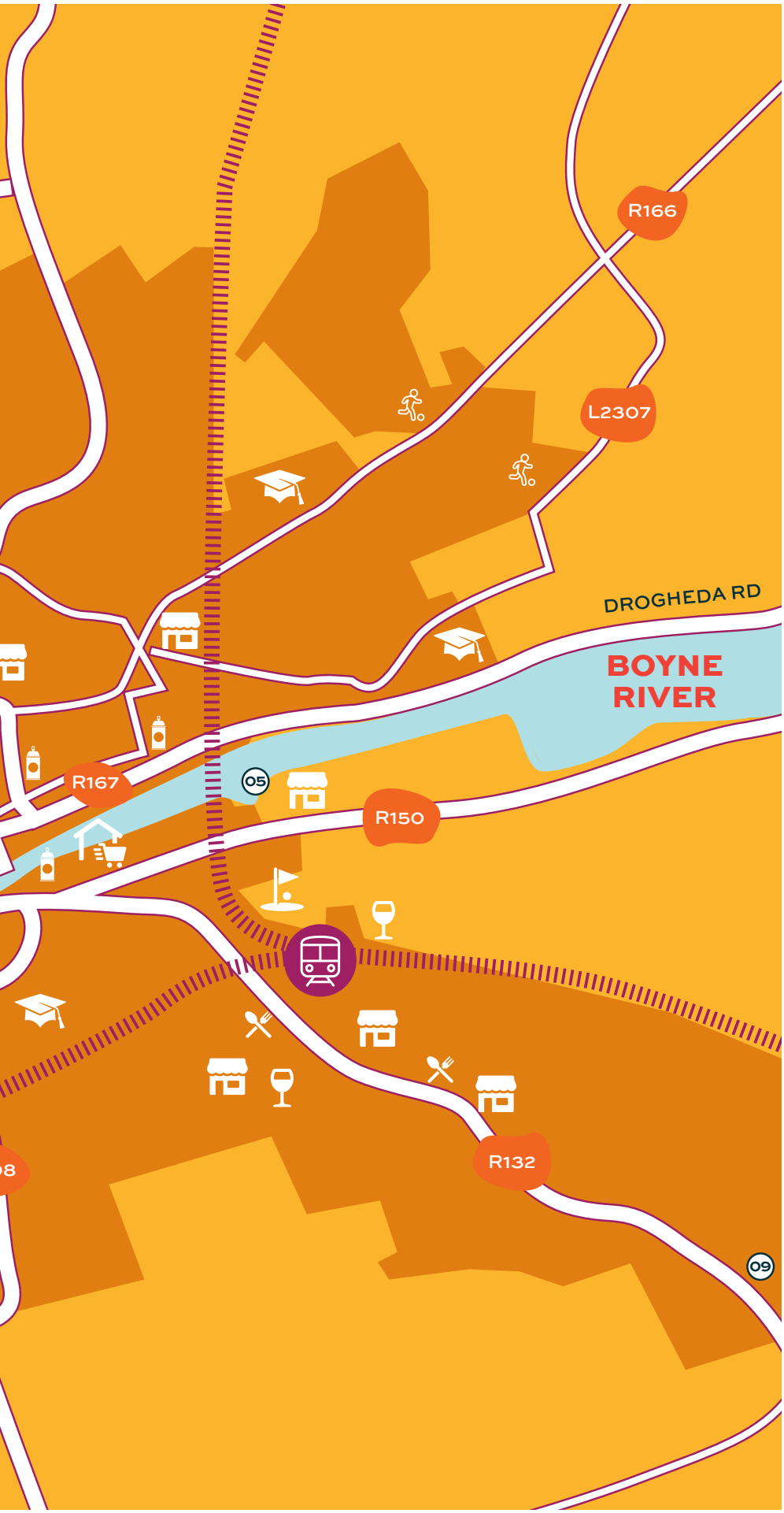
Easy Access to City, Coast & Countryside

Gort Mell is situated perfectly for people who like to enjoy every aspect of life. Both the M1, minutes from your front door, and Drogheda Train Station offer a fast track to Dublin and beyond.

MAP ICONS

- SCHOOLS
- SHOPPING CENTRE
- TRAIN STATION
- SPORTS / GYM
- GOLF
- HOSPITAL


YOUR NEW NEIGHBOURHOOD
M1
N51
R132
R168
GORT MELL
DONORE RD
M1
R152
01
02
03
04
06
07
08



Local Hotspots

Excellent schools, bustling pubs, great restaurants, incredible museums and galleries, historic structures at every turn... Drogheda really has it all.

1. Highlanes Gallery
2. St. Peter's Church
3. Laurence's Gate
4. Millmount Museum
5. Viaduct
6. Magdalene Tower
7. Tommy Leddy Theatre
8. Boann Distillery
9. Southgate Shopping Centre

MAP ICONS

- SCHOOLS
- SHOPPING CENTRE
- CONVENIENCE STORE
- RESTAURANT
- PUB / BAR
- TRAIN STATION
- SPORTS / GYM
- GOLF
- HOSPITAL
- STREET ART


Knight Frank
01 237 4500
REGISTER INTEREST
GORTMELL.IE
BER A2


GORTMELL
GORTMELL.IE

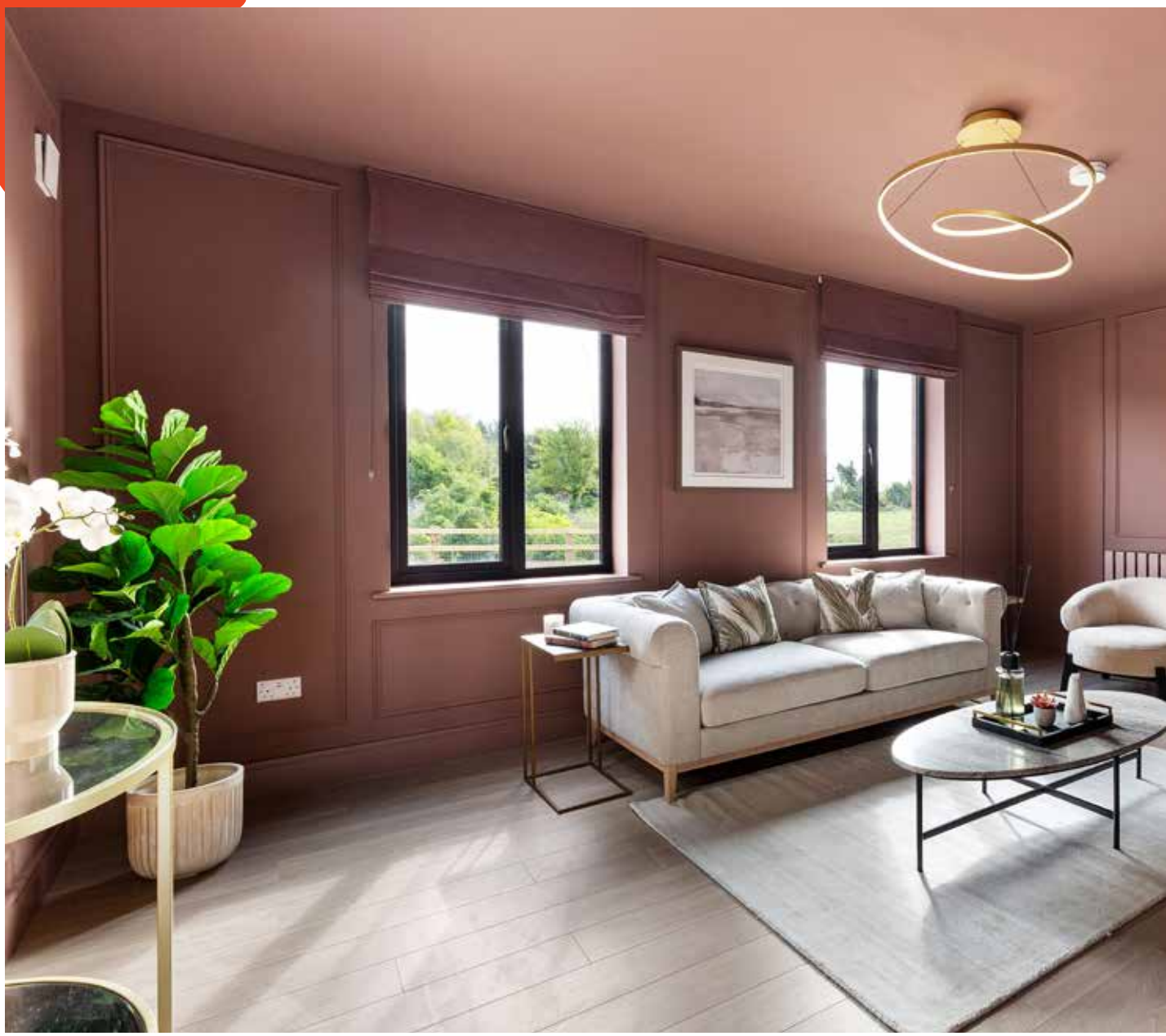

ONLY THE HIGHEST QUALITY MATERIALS USED THROUGHOUT





Stylish, Spacious,
Modern Family Homes

With a wonderful selection of 1, 2, 3 & 4 bedroom homes, Gort Mell is ideal for growing families of all ages and sizes. Each home is meticulously designed and finished with the latest features to ensure a comfortable lifestyle for every member of the family. Well appointed kitchen, bright living spaces are complimented by spacious bedrooms offering the perfect blend of living and bedroom accommodation. There are fast and frequent transport options on your doorstep, both locally and to Dublin, Gort Mell is quite simply an incredible opportunity to purchase a superior family home that suits the needs of every life stage.















FEATURES & SPECS



Heating, Ventilation & Water Systems

- Pressurised hot and cold water supply to kitchen, bathrooms, en-suites and utility room where present.
- Highly efficient air source heat pumps

Electrical

- Wired for broadband
- Data point and TV connection
- Generous quantity of electrical sockets and lighting
- Recessed downlight to kitchen
- Houses with private driveways will have ducting for an EV charger
- Generous electrical kitchen appliance package subject to contracts being signed and returned within 21 days from date of contract issue

Energy Efficiency

- A2 energy rated homes

Kitchens & Wardrobes

- Contemporary fitted kitchen
- Fitted wardrobes in selected bedrooms

Bathrooms

- Stylish sanitary ware fitted to all bathrooms to include shower screens
- Part wall and floor tiling
- Heated towel radiators in selected bathrooms

Interior Finishes

- Internal walls painted to a high standard, one colour throughout
- Quality interior joinery to include painted doors and contemporary skirting and architraves
- Pull down access ladder to attic

External Finishes

- Attractive brick and render facade
- Maintenance free uPVC double glazed windows, fascia and soffit (Units 239 - 285 Concrete window cills)
- Attractive paved driveways
- Seeded gardens as standard
- Engineered timber front door with 5 point locking system

Building Warranty

- Each home is covered by Homebond 10 year Structural Warranty







Site Plan

HOUSE TYPES

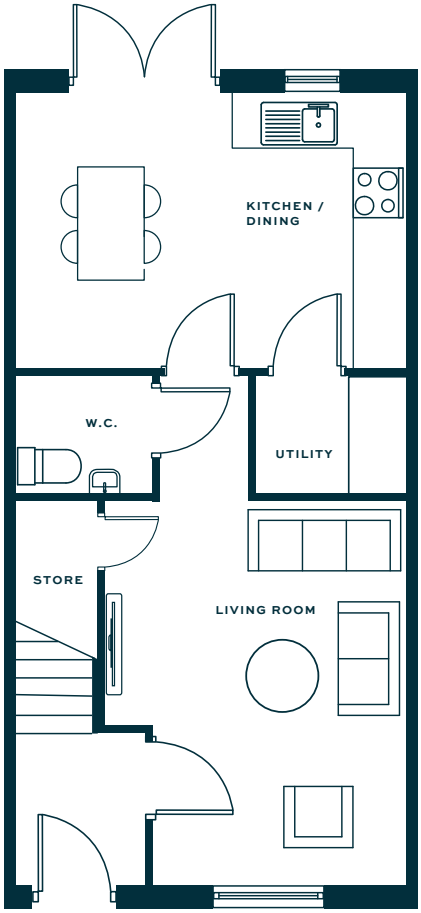
- **THE SPARROW**
  2 BED MID TCE
  86.6 SQ.M / 931 SQ.FT
- **THE HUMMINGBIRD**
  3 BED SEMI DETACHED/
  END TERRACE
  107.6 SQ.M / 1157 SQ.FT
- **THE ROBIN**
  3 BED SEMI DETACHED/
  END TERRACE
  108 SQ.M / 1162 SQ.FT
- **THE DUNLIN**
  3 BED MID TCE/ END TCE/
  SEMI - D/ DETACHED
  113 SQ.M / 1216 SQ.FT
- **THE WREN**
  4 BED END TERRACE/ DETACHED
  137.2 SQ.M/ 1476 SQ.FT
- **THE KINGFISHER**
  4 BED DETACHED
  130 SQ.M / 1398 SQ.FT
- **THE TOUCAN**
  1 BED APARTMENT
  52 SQ.M/ 563 SQ.FT
- **THE FALCON**
  2 BED DETACHED
  96 SQ.M/ 1041 SQ.FT
- **SOLD**

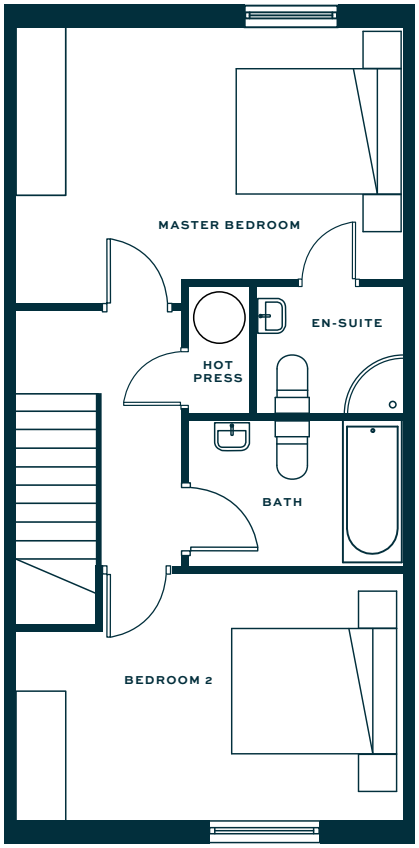


FLOOR PLANS

THE SPARROW

2 BED TERRACED. 86.6 SQ.M / 931 SQ.FT





Ground Floor

First Floor

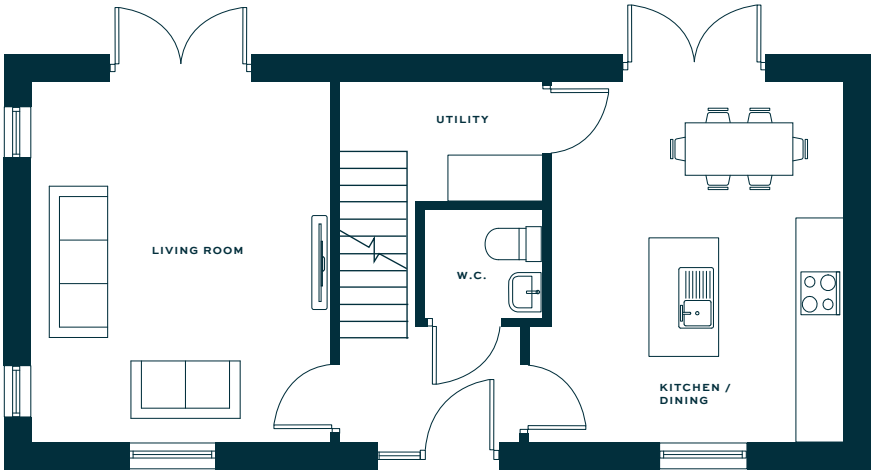
Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

Please Note: Ground floor elevations may vary, some units have 1 larger window instead of 2

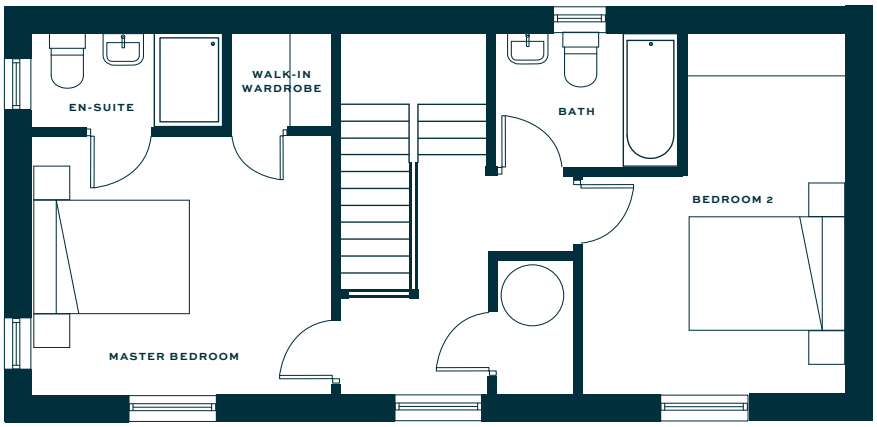
FLOOR PLANS

THE FALCON

2 BED DETACHED. 96 SQ.M / 1041 SQ.FT



Ground Floor



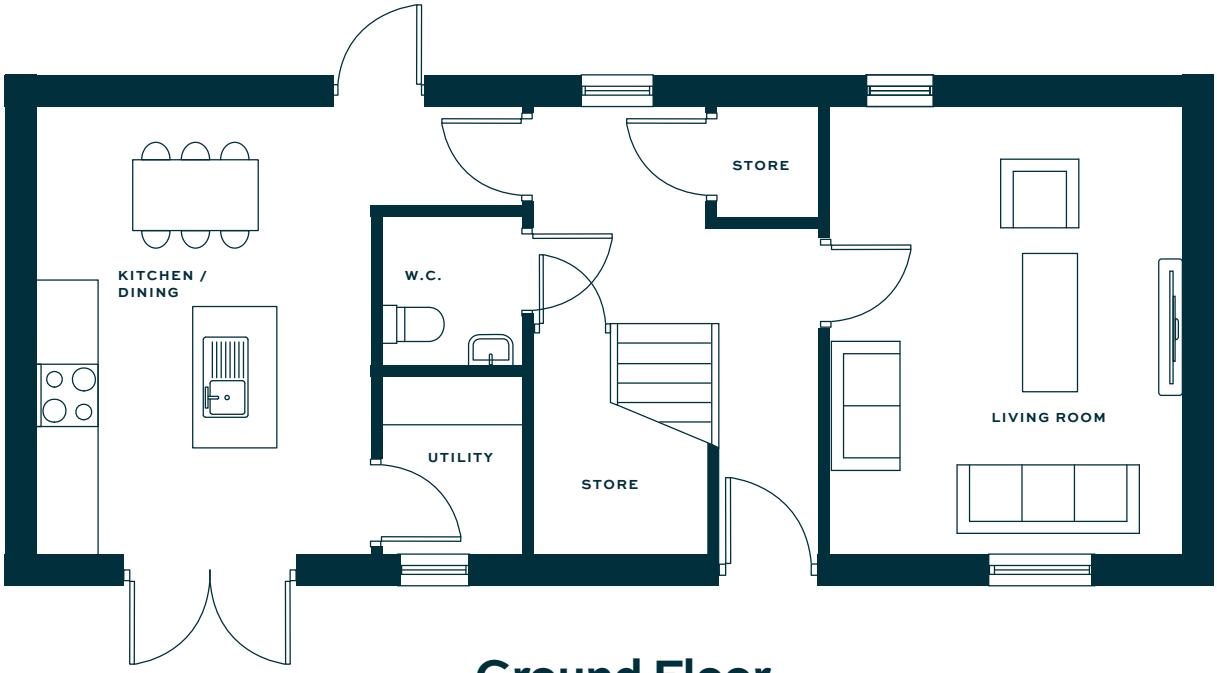
First Floor

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

FLOOR PLANS

THE DUNLIN

3 BED MID TCE/ END TCE/ SEMI - D/ DETACHED. 113 SQ.M / 1216 SQ.FT



Ground Floor



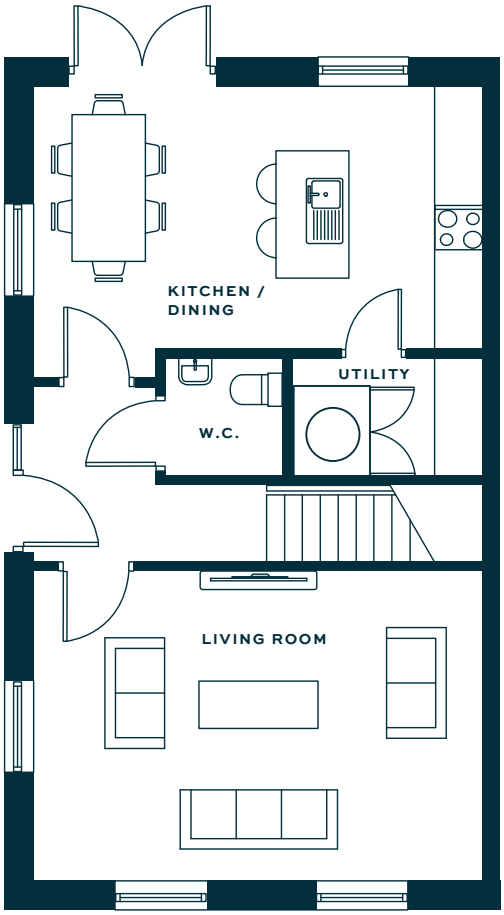
First Floor

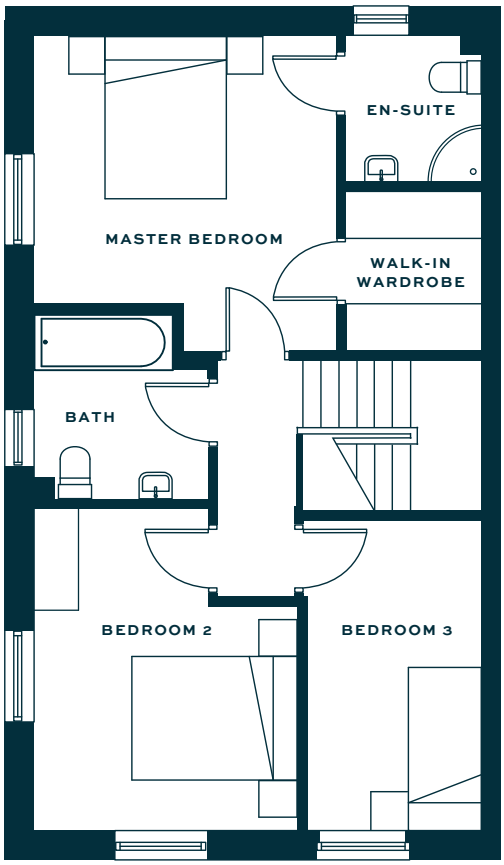
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FLOOR PLANS

THE HUMMINGBIRD

3 BED SEMI - DETACHED/ END TERRACE. 107.6 SQ.M / 1157 SQ.FT





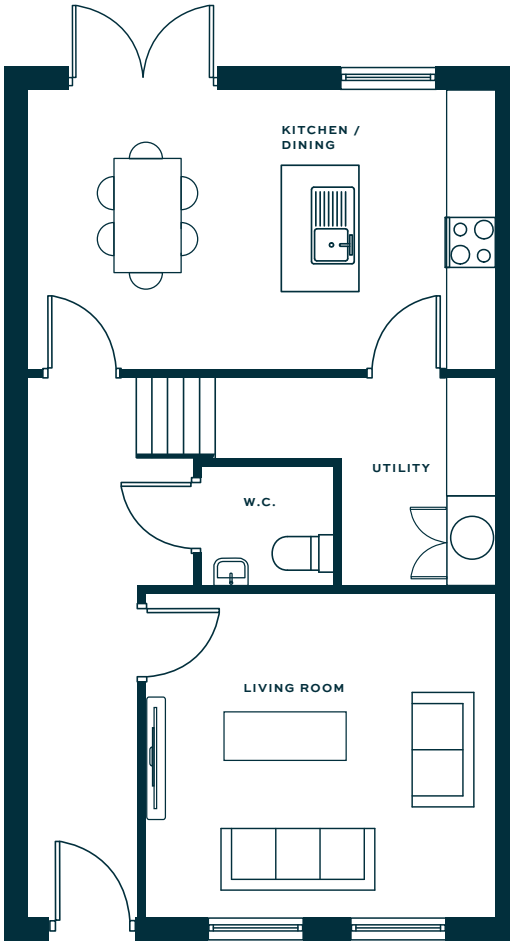
Ground Floor

First Floor

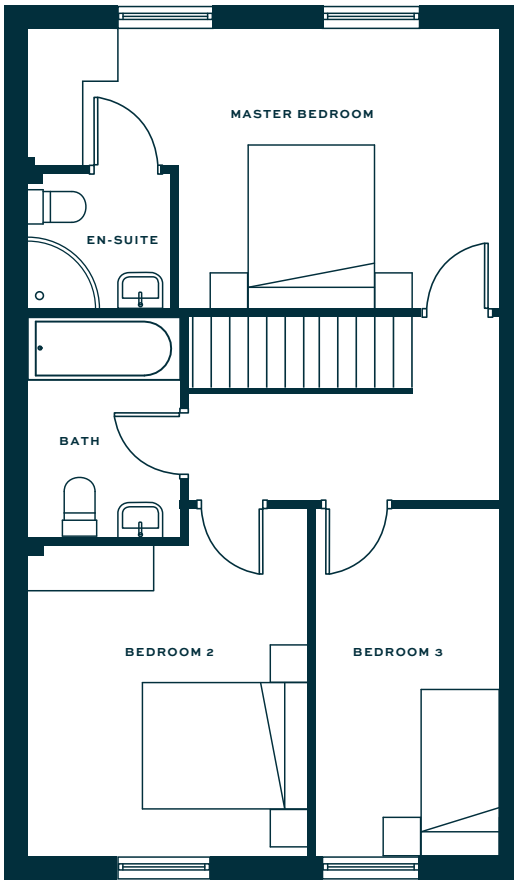
FLOOR PLANS

THE ROBIN

3 BED SEMI DETACHED /END TERRACE. 108 SQ.M / 1162 SQ.FT



Ground Floor



First Floor

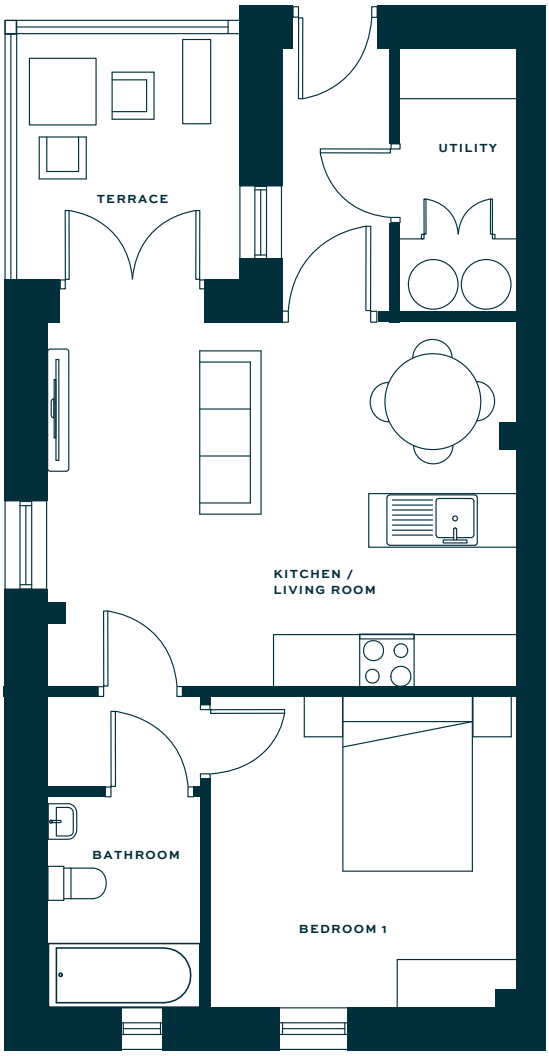
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BAR3S47

FLOOR PLANS

THE TOUCAN 1

1 BED GROUND FLOOR APARTMENT. 51 SQ.M / 549 SQ.FT



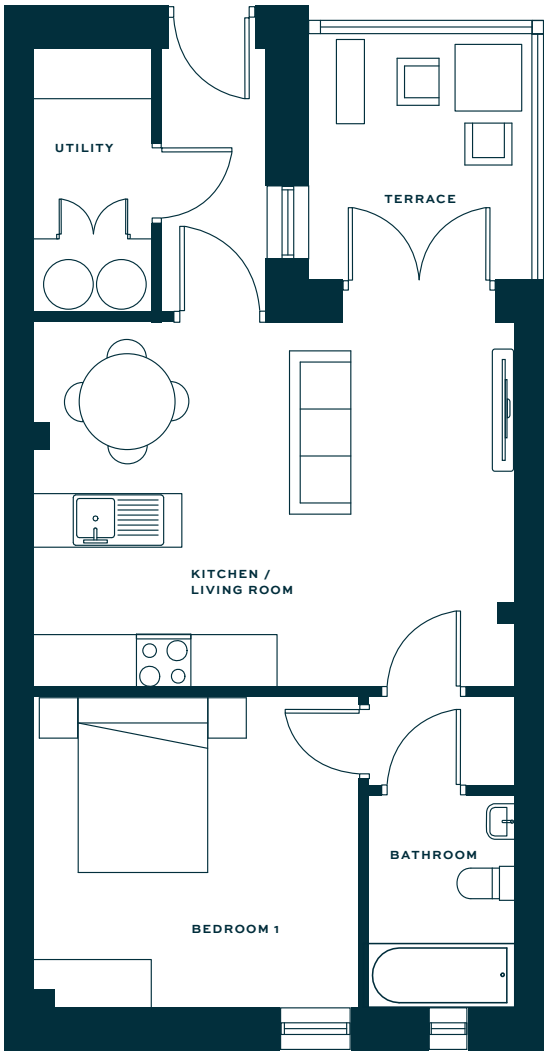
Ground Floor

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FLOOR PLANS

THE TOUCAN 2

1 BED GROUND FLOOR APARTMENT. 52.3 SQ.M / 563 SQ.FT



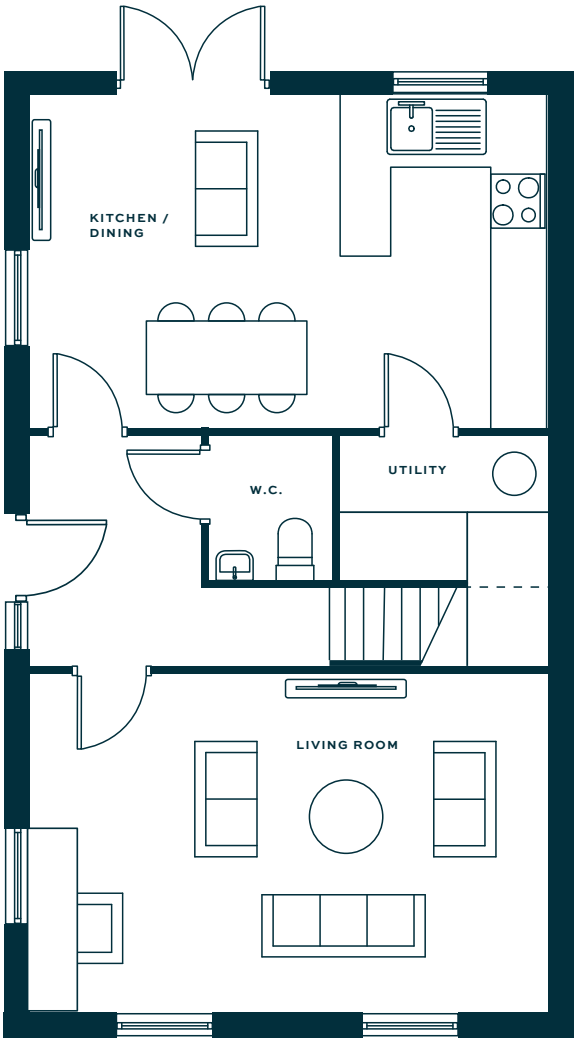
Ground Floor

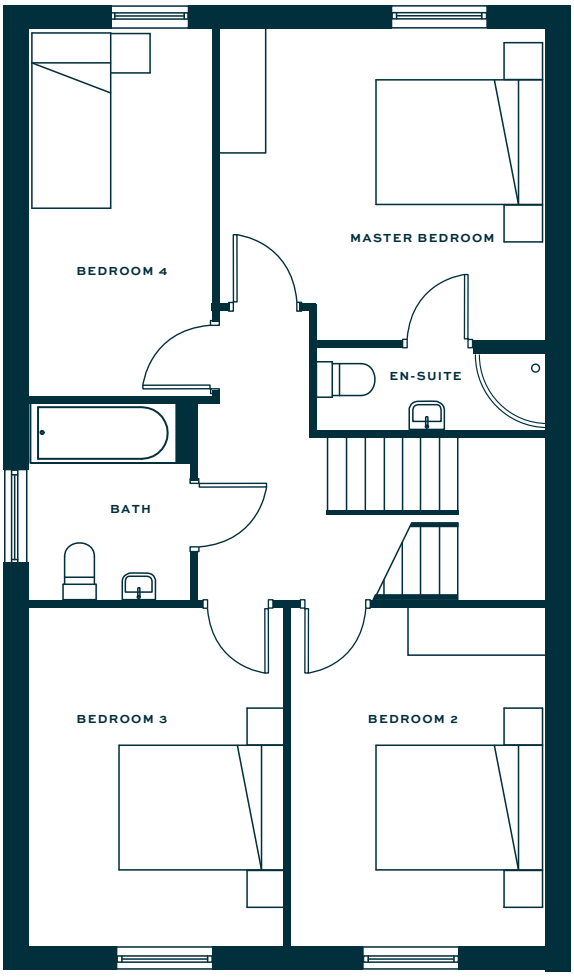
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FLOOR PLANS

THE KINGFISHER

4 BED DETACHED. 130 SQ.M / 1398 SQ.FT





Ground Floor

First Floor

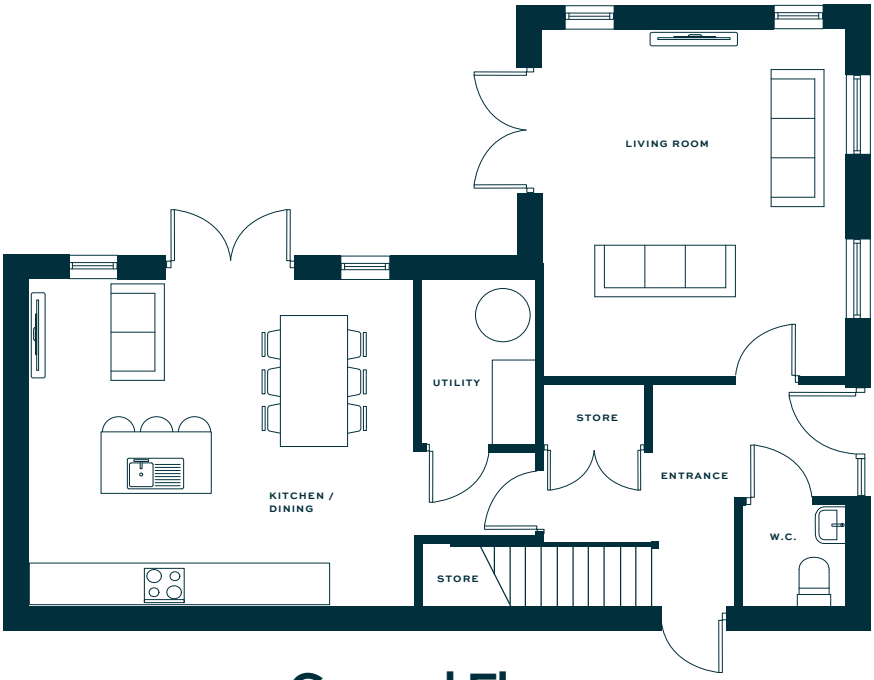
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Please note some houses have an additional window at 1st floor and window placement may vary.

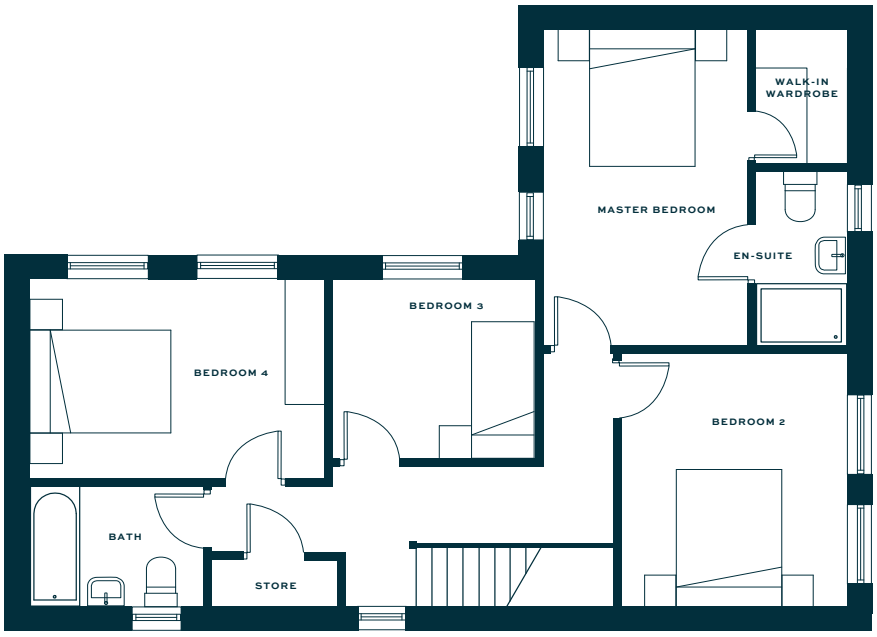
FLOOR PLANS

THE WREN

4 BED DETACHED. 137.2 SQ.M / 1476 SQ.FT



Ground Floor



First Floor

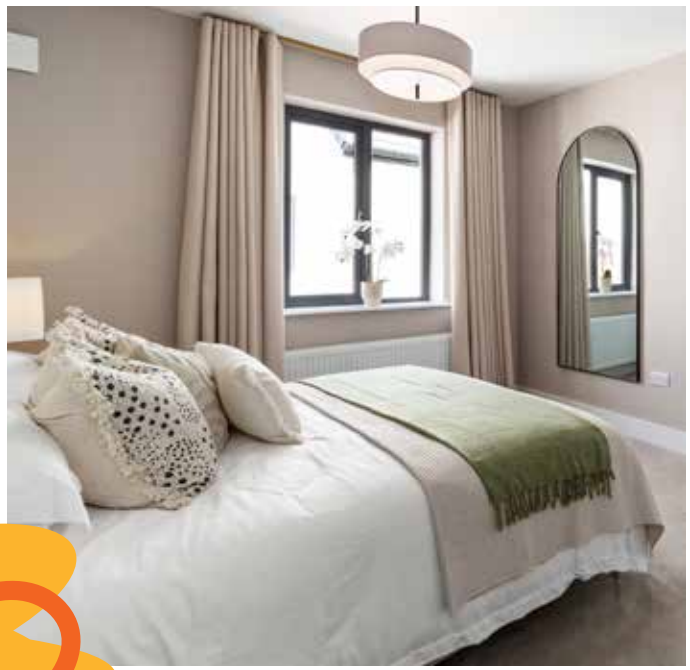
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Established in 1983, Lagan Homes has three regions operating in the Republic of Ireland, Northern Ireland and England. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we pride ourselves on being modern, innovative, and different.

Our objective is to transform innovative and creative designs into practical and stylish homes and our commitment remains focused on delivering complete customer satisfaction.

We welcome sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Our passion for quality and design underpins everything we do. All Lagan Homes Ireland homes are created with care, expertise and relentless attention to detail.



PROFESSIONAL TEAM

LaganHomes

Knight Frank

DEVELOPED BY
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Corporate Park
Dublin 15
D15X98N

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ARCHITECTS
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Unit 3 & 4
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Dublin 6W

SOLICITORS
Amoss Solicitors
Warrington House
Mount Street Crescent
Dublin 2

BER A2

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