



DROGHEDA. CO. LOUTH

**USHER'S MILL**



Castlethorn





RIVERWOOD SQUARE, CASTLEKNOCK



GRACE PARK WOOD, DRUMCONDRA



BRIGHTON WOOD, FOXROCK



WOODBROOK, SHANKILL



DÚN RÍOGA, CO MEATH



RATHBORNE BOULEVARD, ASHTOWN



WE ARE  
**CASTLETHORN**



Castlethorn is privileged to play a key role in developing this vibrant new community on the northern environs of Drogheda. Following the success of the sold-out Ballymakenny Park development, our focus now shifts to Usher's Mill, an innovative collection of "A Rated" 3 and 4 bedroom homes that we believe will appeal to a wide range of discerning homebuyers.

A key factor in Castlethorn's successful site selection over the years has been our commitment to choosing locations with easy access to a variety of amenities. A major contributor to the success of our Drogheda development's so far has been our significant involvement in delivering the first phase of the Port Access Northern Cross Route (PANCR), which opened in February 2024. This crucial road infrastructure ensures that our residents have convenient access to the nearby M1 motorway and beyond.

Ballymakenny Park and Usher's Mill are just the beginning of Castlethorn's commitment to the town and people of Drogheda. We pledge to carefully and meticulously develop this growing community, providing energy-efficient, future-proof, modern homes, along with the necessary amenities, roads, green spaces, and transport options to serve both current and future residents of Drogheda.

We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in Drogheda, ensuring that we create a community our residents will be proud to call home. Our attention to detail can be seen in our completed developments, which include:

- Belarmine Woods, Stepaside
- Brighton Wood, Foxrock
- Holmwood, Cabinteely
- Carysfort Park, Blackrock
- Riverwood Square, Castleknock
- Rathborne Park, Ashtown
- Grace Park Wood, Drumcondra
- Killeen Castle, Dunsany, Co Meath
- St Joseph's, Clonsilla
- Dún Ríoga, Dunshaughlin, Co Meath
- Somerton, Lucan
- Rathborne Village, Ashtown
- Woodbrook, Shankill

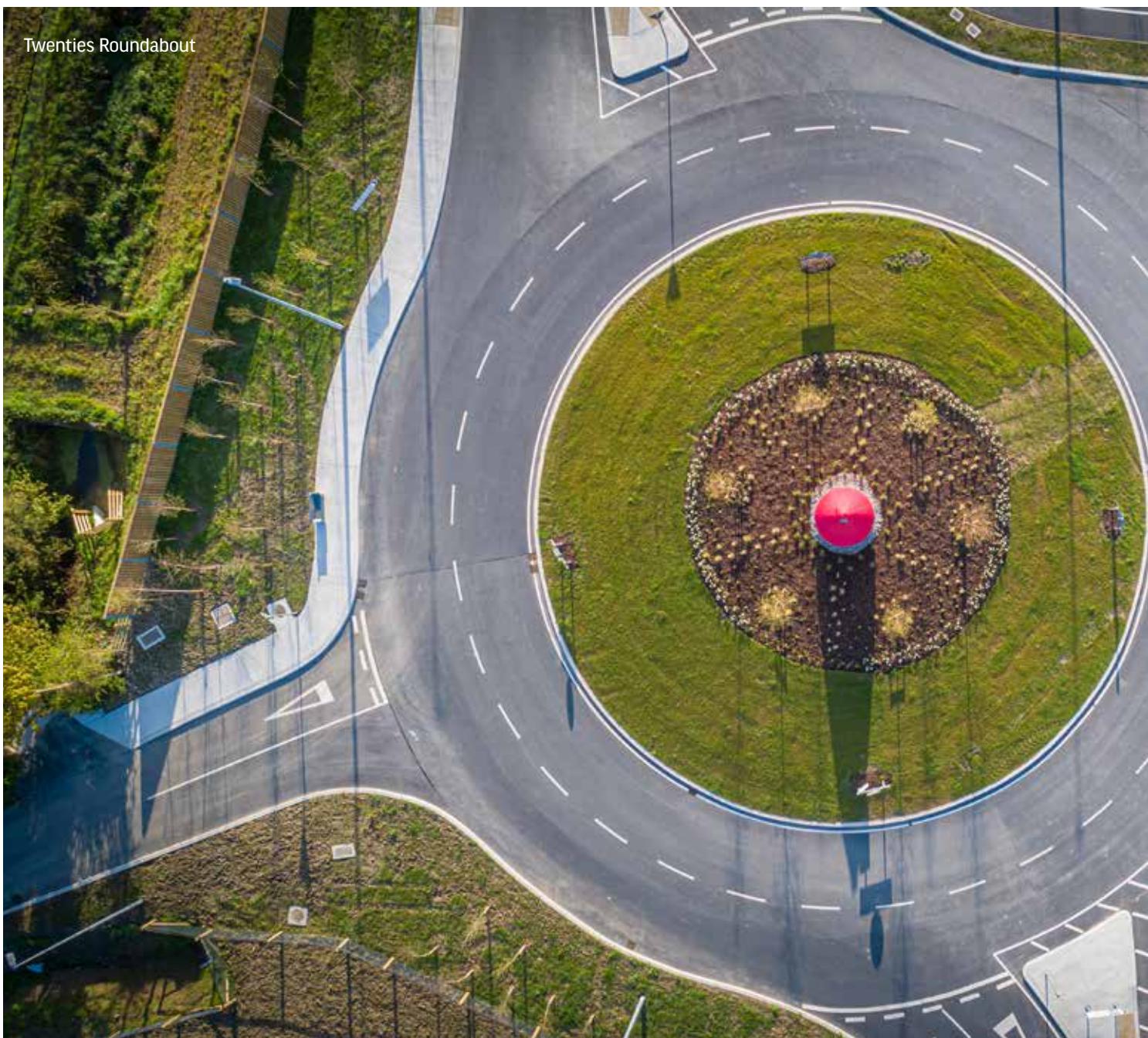
KILLEEN CASTLE, CO MEATH



SOMERTON, LUCAN



 **Castlethorn**





WHERE TRADITION MEETS

# TOMORROW



The name, Usher's Mill, is derived from the rich local history in the area, bringing the past in line with the community's exciting new future. Drogheda was an important location for the linen industry in Ireland, especially in the 1800s, when much of the rest of Ireland was impoverished. In the mid-1840s, it was estimated that approximately 9,000 women and children were employed in the industry in the town.

Usher's Mill is named after one of the most prestigious of Drogheda's mills, which was located close to the new development, by the shores of the River Boyne. The weaving industry thrived in this large mill, which supported hundreds of Drogheda families over the course of 157 years. The mill finally shut its doors in 1993.



St. Laurence's Gate







## **WELCOME TO USHER'S MILL**

Castlethorn is proud to introduce Usher's Mill, an exceptional new development designed by the award-winning architects O'Mahony Pike. Situated just off the Twenties Roundabout on the newly opened PANCR (Port Access Northern Cross Route), Usher's Mill offers a collection of modern 3 and 4-bedroom A-rated homes. The development is centered around a primary east-west avenue, which will eventually connect to the Ballymakenny Loop Road. In addition, direct access to Drogheda town centre is available via the realigned local road network ensuring residents benefit from the town's extensive public transport network and nearby schools, making Usher's Mill an ideal choice for modern family living.

For the team at Castlethorn, this is an incredible opportunity to build upon our reputation for building top-quality modern homes for over three decades now. We are proud to be an industry leader in building sustainable communities, developments designed for people to both live and work in, with future-proof, energy-efficient homes that are practical, cost-efficient and well laid out. The spacious and modern 3 & 4 bedroom homes in Usher's Mill push our standards to a new high, and we look forward to developing this community even more over the coming years.



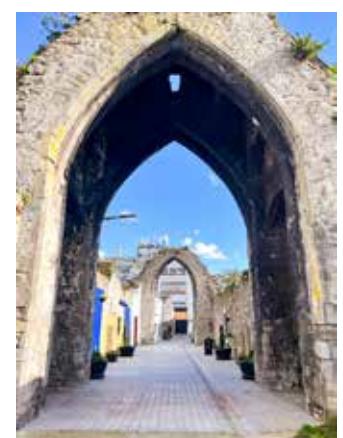
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A MODERN  
TOWN STEEPED IN  
**HISTORY**

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A vibrant commuter town with its origins in prehistoric times, Drogheda is an excellent location for growing families of all ages and sizes. Walking through the town is like strolling through history; the town was considered a vital Norman fortress guarding the River Boyne, and many buildings dating back to this important period, including Millmount Fort, are still standing today.

Today Drogheda is a bustling town packed with amenities for every age, a popular choice for families and those who enjoy a great lifestyle just 50 minutes from Dublin.







Laytown & Bettystown Links Golf Club



SOMETHING FOR

# EVERYONE

Drogheda offers its residents a wonderful mix between urban and rural. The town itself is full of excellent shops, restaurants and bars, with quite literally something to suit every age and taste.

Those who enjoy the great outdoors will love Drogheda's position on the edge of the River Boyne, one of Ireland's most historic and picturesque rivers. Enjoy an evening stroll along the Boyne Greenway, or challenge the family to rafting or kayaking – anything is possible.

## SPORTS & RECREATION

- Drogheda United FC
- O'Raghallaighs GAA Club
- Wolfe Tones GAA Club
- Drogheda Town FC
- Drogheda Boys FC
- Weavers Park
- Drogheda and District AC
- Drogheda Community Centre
- Sports Lab Drogheda
- Seapoint Golf Links
- County Louth Golf Club (Baltray)
- Piltown Golf Range
- Laytown & Bettystown Links Golf Club





THE PERFECT LOCATION

## FOR ALL AGES

For the younger members of the family, there is quite literally a plethora of schools to choose from. As well as every type of primary school you can imagine, there are six secondary schools in Drogheda, including Ballymakenny College, a mixed school just minutes from Usher's Mill.

### NEARBY SCHOOLS , COLLEGES & CRECHES

#### CRECHES / PRESCHOOL

- JUST KIDS CRECHE & MONTESSORI
- ABSOLUTE ANGELS CRECHE
- LITTLE STEPS CRECHE & PRESCHOOL
- DAISY CHAIN MONTESSORI
- FERNDALE CRECHE & MONTESSORI

#### PRIMARY SCHOOL

- ST MARY'S DIOCESAN SCHOOL
- ST PETER'S NATIONAL SCHOOL
- ST. OLIVER'S NATIONAL SCHOOL
- ST BRIGID'S & ST. PATRICK'S N.S.
- SACRED HEART SCHOOL
- MARYMOUNT NATIONAL SCHOOL

#### SECONDARY / THIRD EDUCATION

- DROGHEDA GRAMMAR SCHOOL
- SACRED HEART SECONDARY SCHOOL
- DROGHEDA EDUCATE TOGETHER
- BALLYMAKENNY COLLEGE
- DIFE - DROGHEDA INSTITUTE OF FURTHER EDUCATION



ENJOY A VIBRANT,

# BUSY LIFESTYLE

## SHOPS & RESTAURANTS

- Bia Restaurant
- Salthouse Brasserie
- Burke's Restaurant
- Harper's on the Quay
- Shake Dog
- IL Forno
- Railway Bar
- Cagney's Bar
- The Grey Goose
- The Mariner
- Scotch Hall Shopping Centre
- Southgate Shopping Centre
- Drogheda Retail Park
- Dunnes Stores
- Lidl

The location is especially popular among young families, Drogheda is full of activities to fill your leisure time. Sport plays a major role in the town's social life, with rugby, GAA, soccer, golf, tennis and watersports available in the immediate area.

At night, Drogheda bustles with activity and excitement, with a plethora of restaurants and bars, catering for all ages.. Alternatively, enjoy the best of local cuisine in the excellent local restaurants. Or, catch the latest movies in the Omniplex or the Arc cinemas - ideal for a family treat!



A P E R F E C T

# WORK/LIFE BALANCE

As a major town just 50 minutes from Dublin, Drogheda is the ideal choice for those who value convenience above all else. Ample broadband connectivity and lots of local employers support a healthy work/life balance for Drogheda residents.

However, if you do need to travel, excellent transport options make Usher's Mill even more attractive. The main M1 motorway, easily accessible via the recently opened PANCR which connects Belfast and Dublin, is just a few

minutes away, while Dublin Airport is only 30 minutes from the development. Drogheda is also a main stop on the Dublin-Belfast train line, and passengers can avail of a fast and frequent train service to Dublin and beyond.

Drogheda has long been a firm favourite among families looking for a great lifestyle. Employment is strong in the area, with several international companies having opened premises in Drogheda, including Glanbia, Coca-Cola and FloGas.



Drogheda Train Station



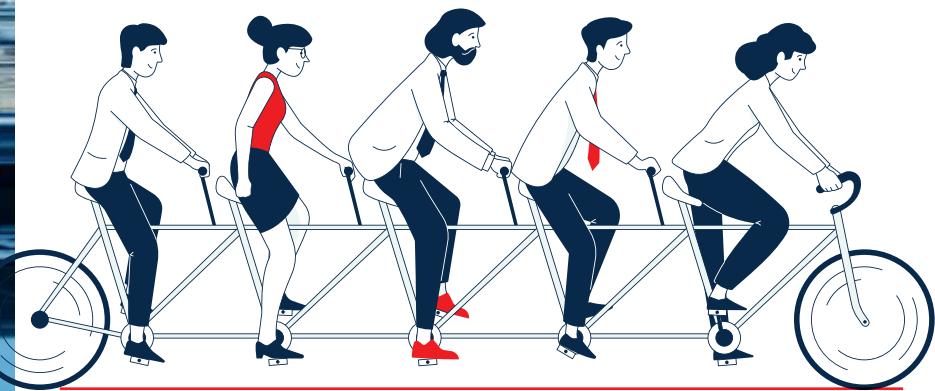


CLOSE TO

# EVERYTHING

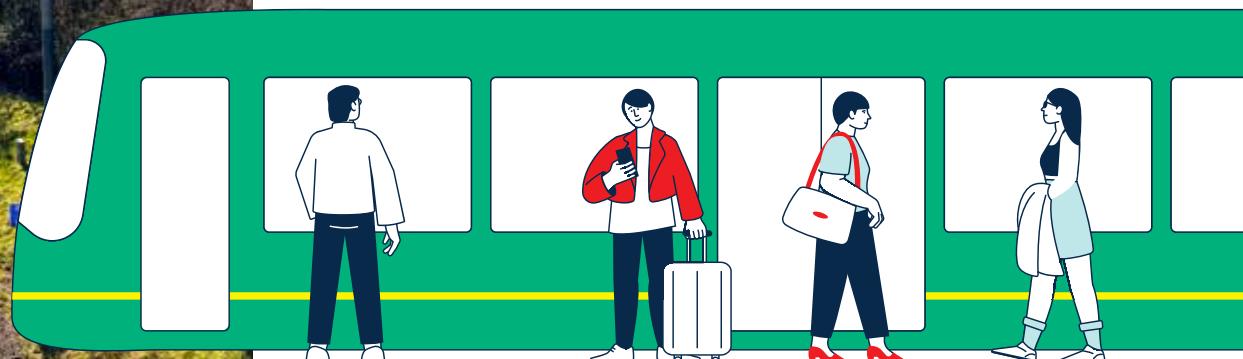
Usher's Mill is located to the north of Drogheda town centre, within easy reach of Drogheda's excellent amenities and transport options. Adjacent to Ballymakenny Park, Usher's Mill is the latest development in this exciting new neighbourhood, which includes the new PANCR route, which links the area to the M1 motorway.

A host of transport options are on the doorstep of Usher's Mill residents such as, bus, train and cycling lanes.

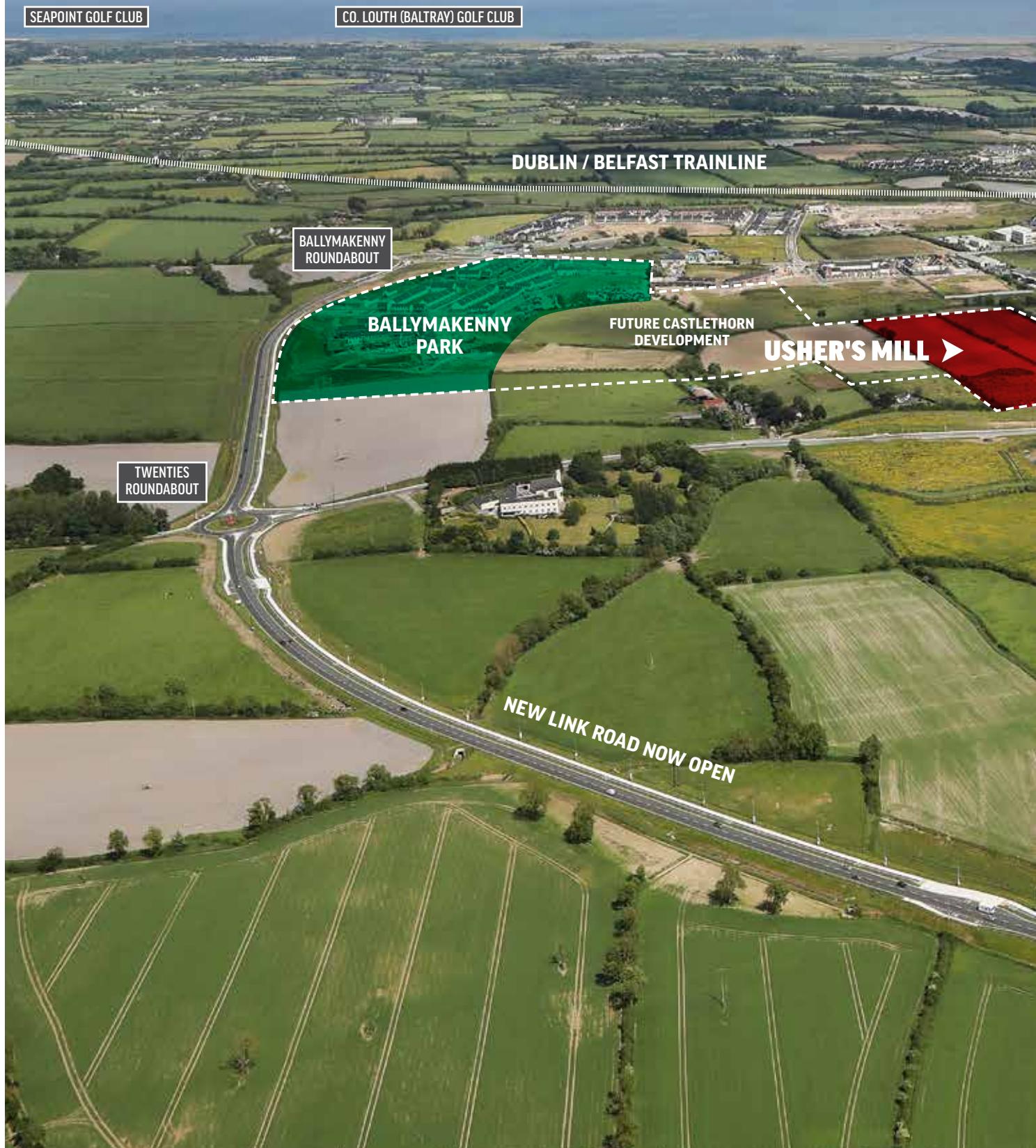


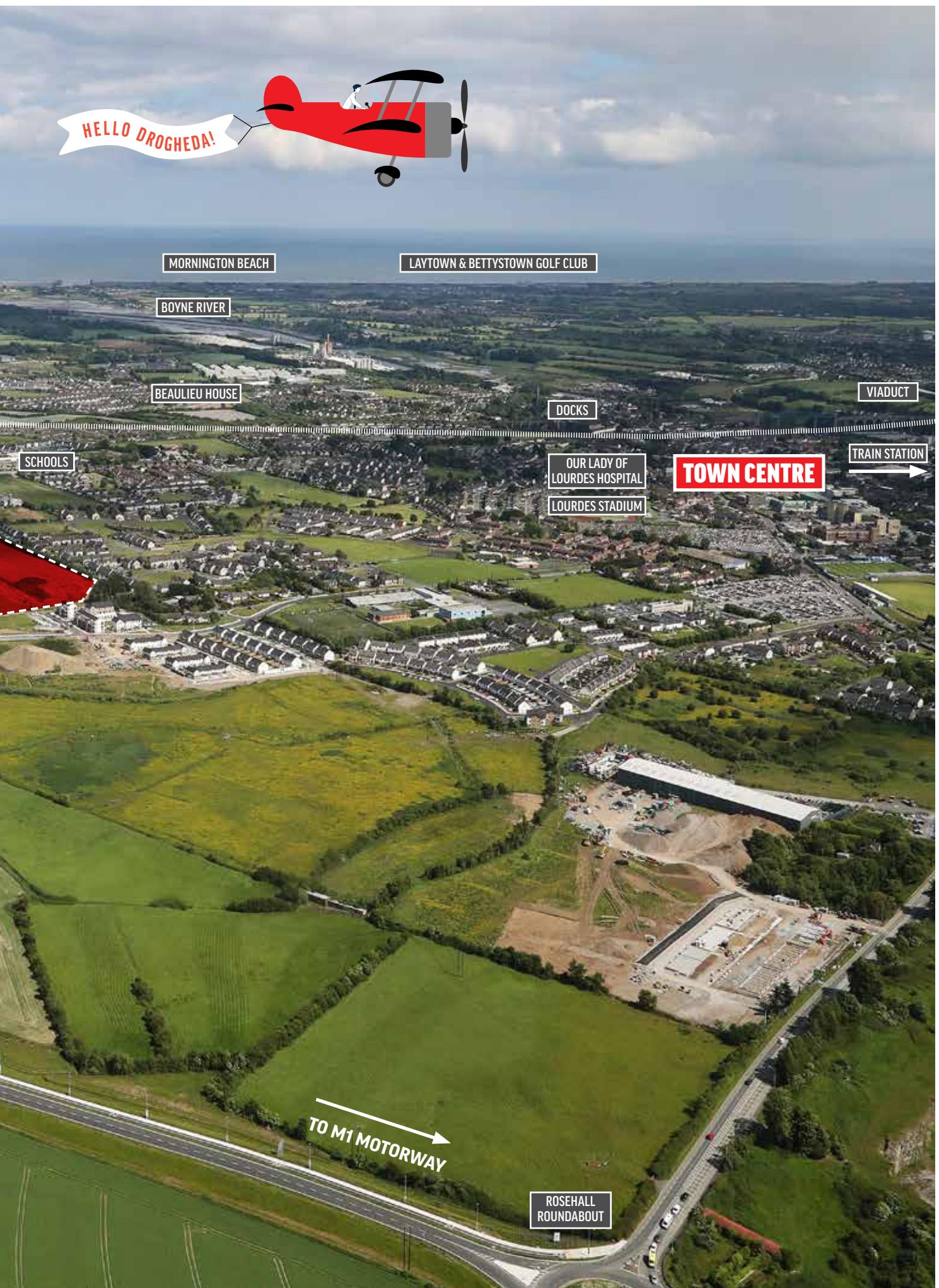
## TRAVEL TIMES & DISTANCES

• Bus Station	 7 mins	 13 mins
• Train Station	 8 mins	 17 mins
• Town Centre	 5 mins	 12 mins
• Dublin Airport	 30 mins	
• Dublin Port Tunnel	 30 mins	
• Dublin City Centre	 50 mins	 34 mins
• Dundalk	 28 mins	 23 mins
• Belfast City	 1hr 15 mins	 1hr 15 mins



# A BIRD'S EYE VIEW





# THE SKY'S THE LIMIT



◀ TOWARDS DUBLIN CITY & AIRPORT

**TOWN CENTRE**

OUR LADY OF  
LOURDES HOSPITAL

LOURDES STADIUM

O'RAGHALLAIGHS  
GAA CLUB

DROGHEDA UNITED FC

BOYNE RUGBY CLUB

LOCAL SCHOOLS

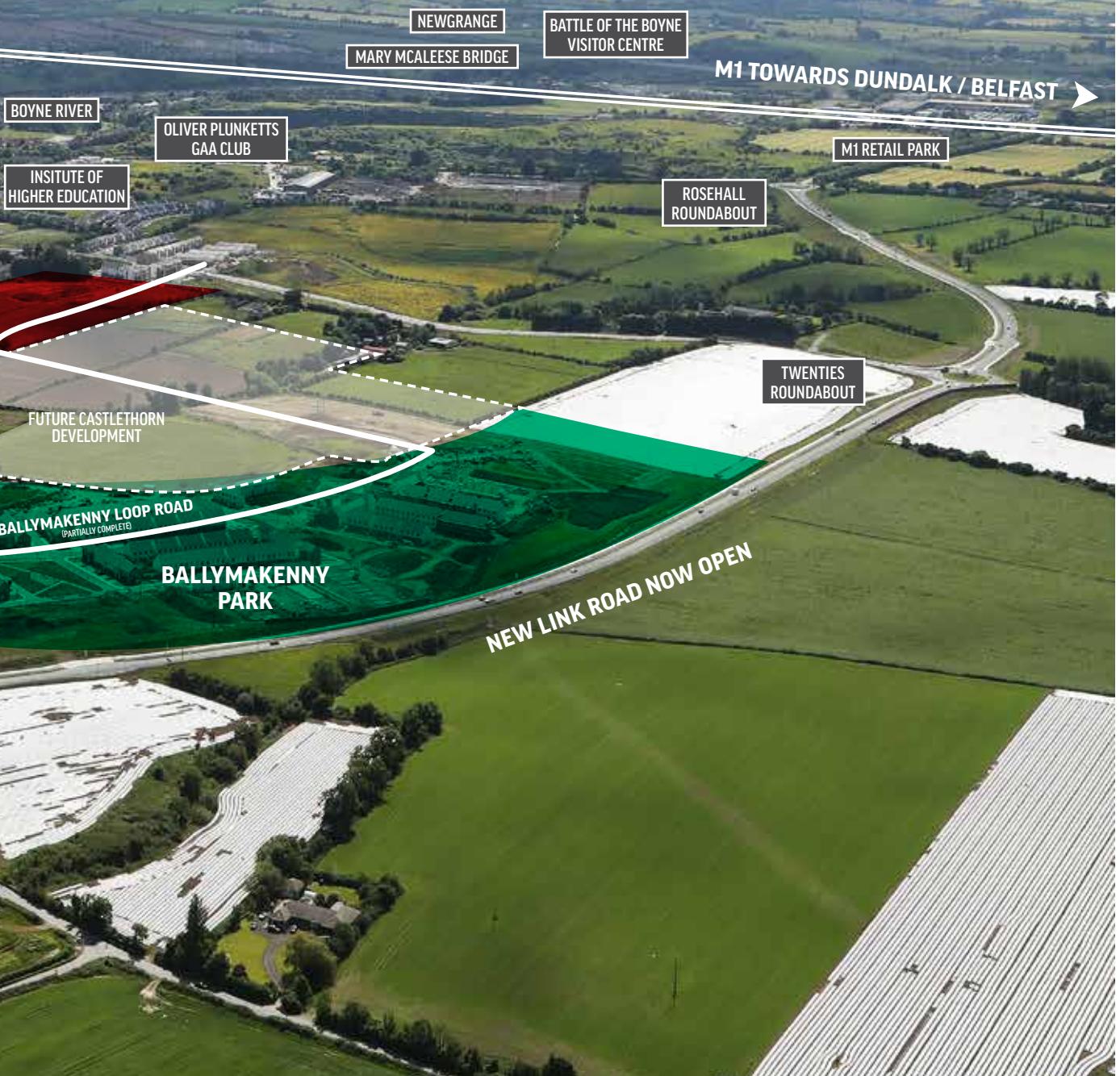
**USHER'S MILL** ➤

BALLYMAKENNY  
ROUNDABOUT

BY ANOTHER CASTLETHORN DEVELOPMENT



M1 TOWARDS DUNDALK / BELFAST ➤



BOYNE RIVER

OLIVER PLUNKETTS  
GAA CLUB

INSTITUTE OF  
HIGHER EDUCATION

NEWGRANGE

MARY McALEESE BRIDGE

BATTLE OF THE BOYNE  
VISITOR CENTRE

M1 RETAIL PARK

ROSEHALL  
ROUNDABOUT

TWENTIES  
ROUNDABOUT

FUTURE CASTLETHORN  
DEVELOPMENT

BALLYMAKENNY LOOP ROAD  
(PARTIALLY COMPLETE)

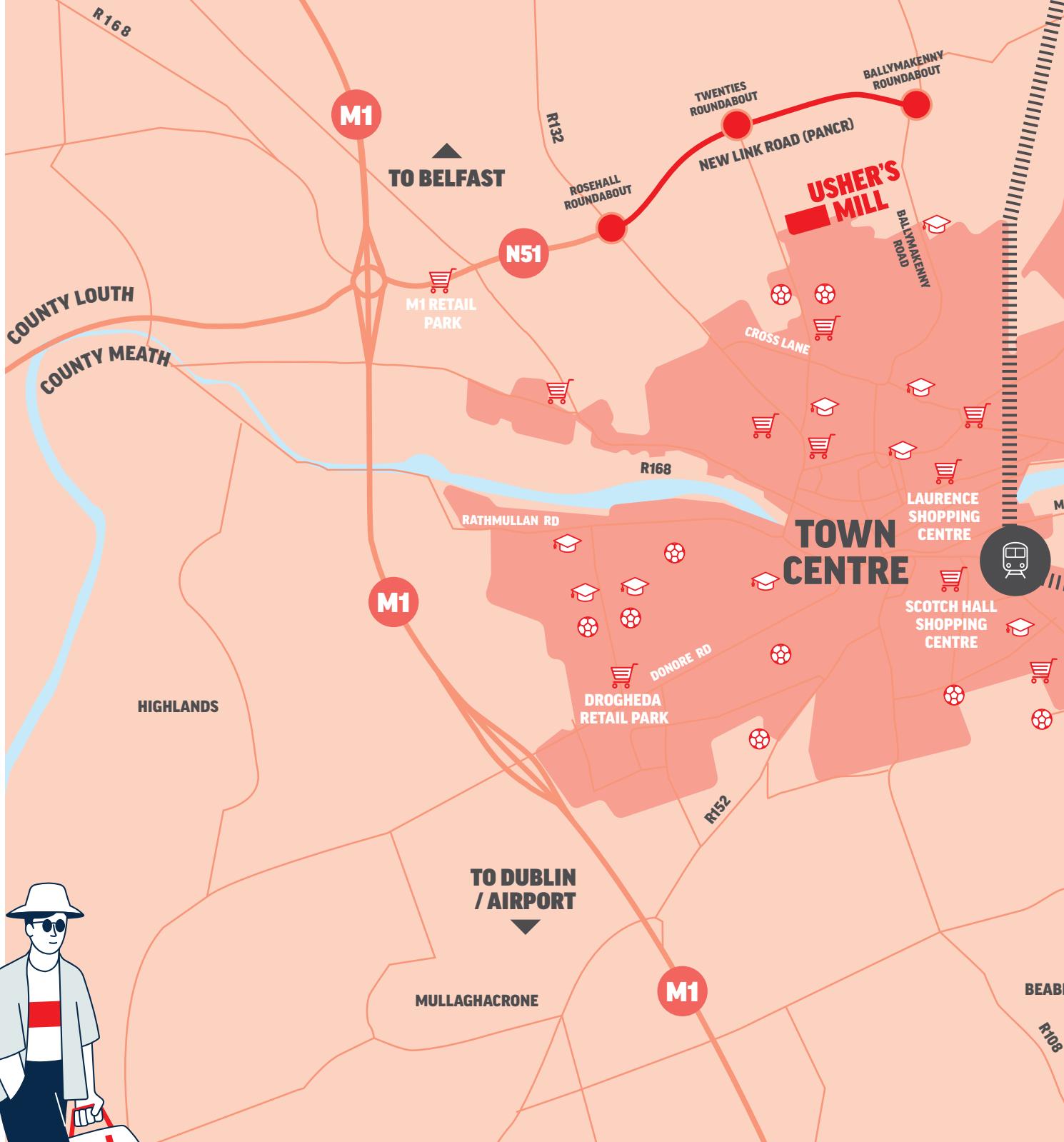
BALLYMAKENNY  
PARK

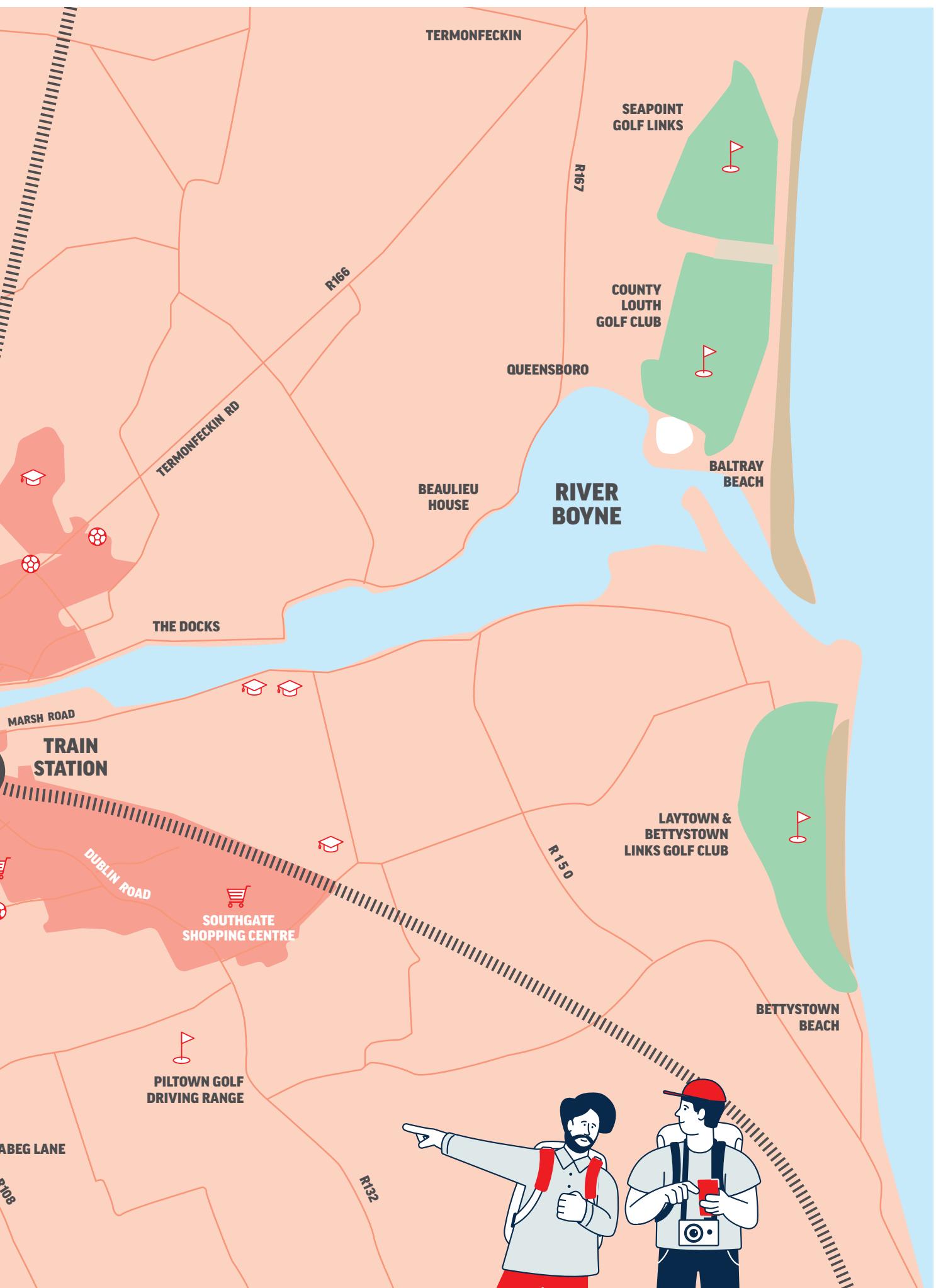
NEW LINK ROAD NOW OPEN

# A SUPERB LOCATION



- SHOPPING / RETAIL
- SCHOOL / EDUCATION
- SPORTS / GYM
- GOLF COURSE









# SPECIFICATIONS



## EXTERNAL FINISHES

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All car parking spaces are cobble-locked
- All rear gardens are seeded
- Hit and miss timber panel fencing with concrete plinth posts to all rear gardens

## INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted
- Insulated air tight trap door and pull down ladder fitted for all houses with attic access
- All houses fitted with 5" moulded painted skirting boards
- Painted Handrail & balustrades

## DOORS AND IRONMONGERY

- All homes fitted with 2-panel painted internal doors and architraves and quality chrome ironmongery

## BATHROOMS / EN-SUITES

- All bathrooms and en-suites are fitted with high-quality Sonas sanitary ware throughout
- Wet-room style low profile shower trays to all en-suites
- Shower doors are fitted to all en-suites
- Thermostatically-controlled shower in master en-suite
- Luxury baths with bath shower mixer and handset
- Tiles supplied by Tilespec to wall and floors in bathroom and en-suite
- Heated chrome towel rails fitted in main bathroom and en-suites

## KITCHENS

- Luxury matt shaker style doors supplied by Mountlodge Furniture with soft close hinges and doors
- Modern style leading edge worktop, with tiled splash-back behind the hob
- Feature island unit in certain 4 bed house styles

## WARDROBES

- Luxurious fitted wardrobes by Mountlodge Furniture to all double bedrooms. 4 Bedroom homes will have wardrobes in 3 bedrooms. Certain 3 bedroom homes will have wardrobes in 2 bedrooms

## ELECTRICAL

- Smoke and heat detectors fitted as standard
- Provision for Virgin Media, Eir and Siro high speed broadband
- Ample amount of sockets throughout including USB integrated ports in the kitchen living and main bedroom
- Outdoor electrical socket provided

## EFFICIENT LOW-ENERGY DESIGN

- The houses at Usher's Mill enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

## AIR-TIGHTNESS

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimised to provide a comfortable living environment

## INSULATION

- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs

## ELECTRICAL CAR CHARGING POINTS

- There is a provision allowed for shared electric car charging points for homes with curtilage parking

## AIR SOURCE HEAT PUMPS

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump is designed to operate at lower output ensuring efficiency and energy saving

## WINDOWS

- Homes are fitted with high performance, double glazed windows from Munster Joinery

## DEMAND CONTROL VENTILATION

- The ventilation in the dwelling is a 'demand controlled system' which uses a centralised low energy fan located in the attic to extract air from bathrooms, en-suites, utility rooms and kitchens
- Fresh air is introduced to the living areas and bedrooms via specially designed grills in the walls. The grills are also designed to minimise the effects of wind and as a result, minimise cold draughts in living areas and bedrooms

## NZEB (NEARLY ZERO ENERGY BUILDING STANDARD)

- All homes are compliant with NZEB standards and have a BER rating of A2



Please note photographs are from our Ballymakenny Park Development

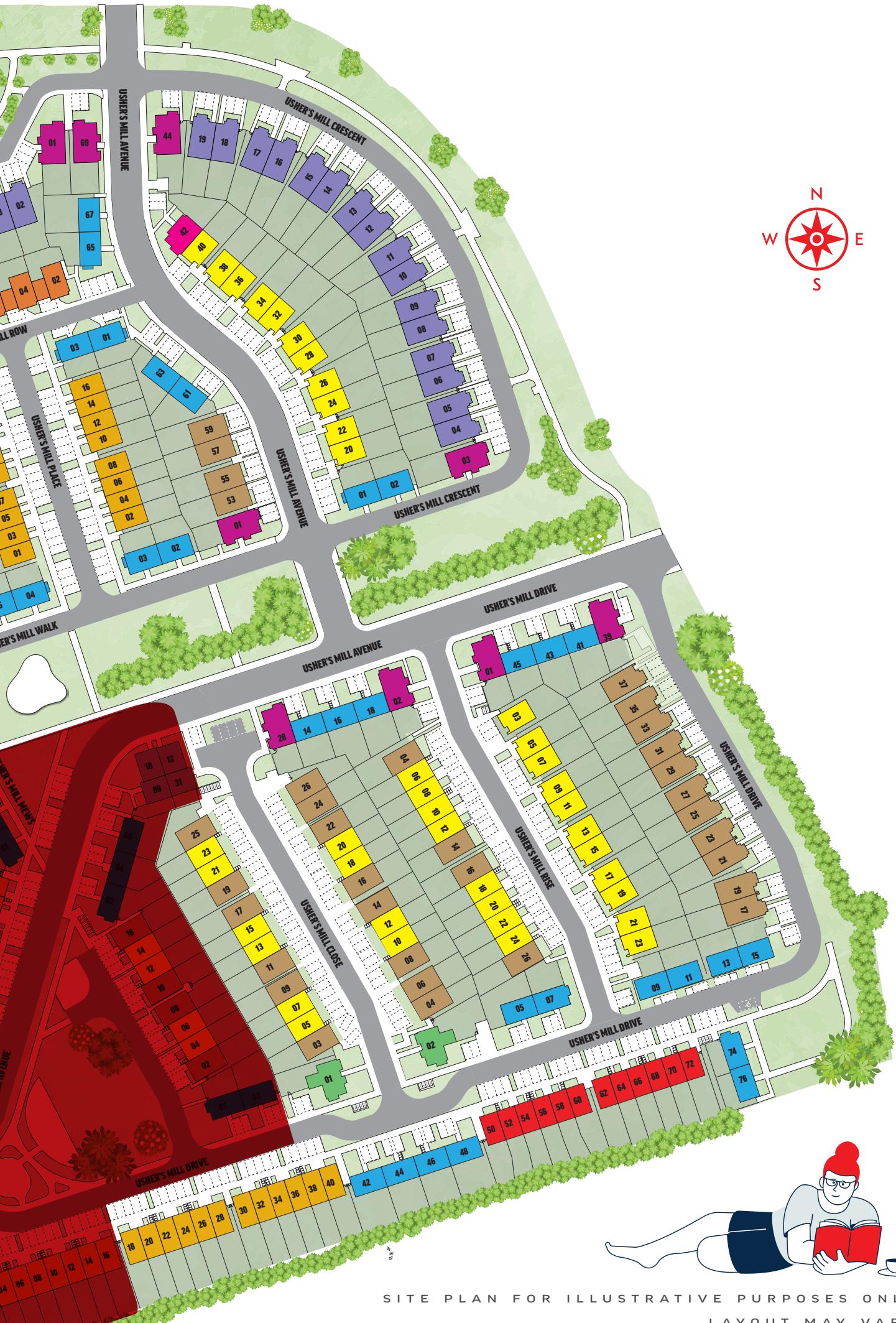
# SITE PLAN.



## HOUSE TYPES

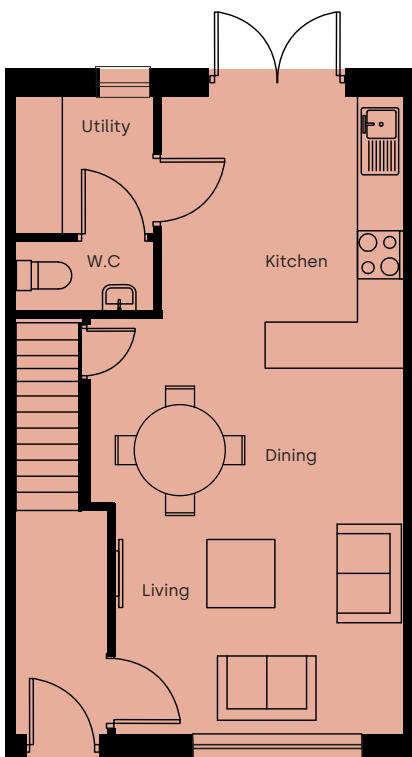
- **THE LAURENCE.** 3-BED. C.92 SQ.M / 990 SQ.FT
- **THE ROKEBY.** 3-BED. C.104 SQ.M / 1119 SQ.FT
- **THE TOWNLEY.** 3-BED. C.104 SQ.M / 1119 SQ.FT
- **THE SIENNA.** 3-BED. C.110 SQ.M / 1184 SQ.FT
- **THE COLLON.** 3-BED. C.123 SQ.M / 1324 SQ.FT
- **THE SLANE.** 4-BED. C.120 SQ.M / 1290 SQ.FT
- **THE BOYNE.** 4-BED C.143 SQ.M / 1539 SQ.FT
- **THE BALTRAY.** 4-BED. C.147 SQ.M / 1580 SQ.FT



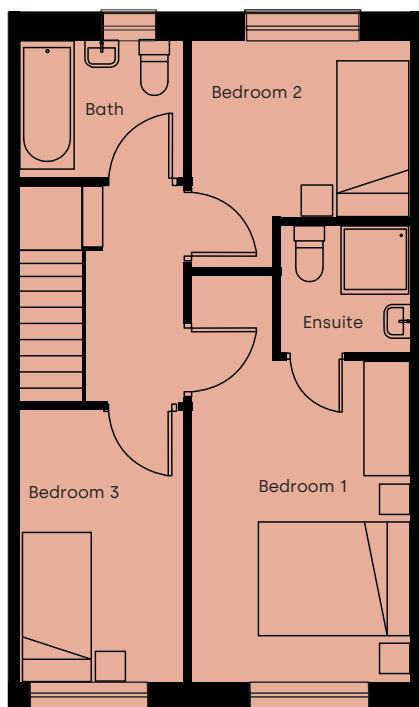


SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY.  
LAYOUT MAY VARY.

# FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

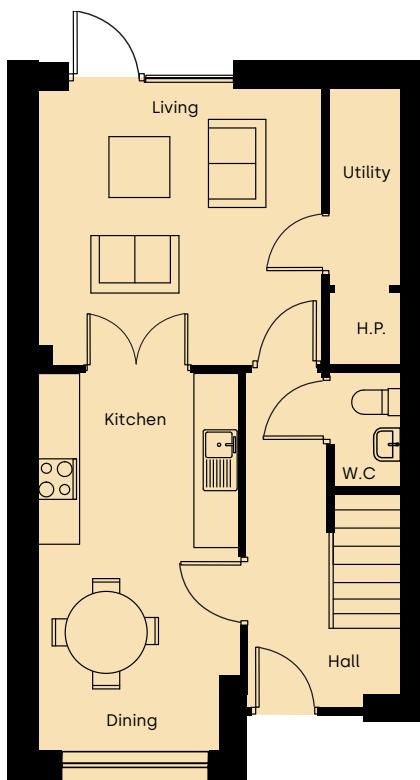
HOUSE TYPE

## THE NEWGRANGE

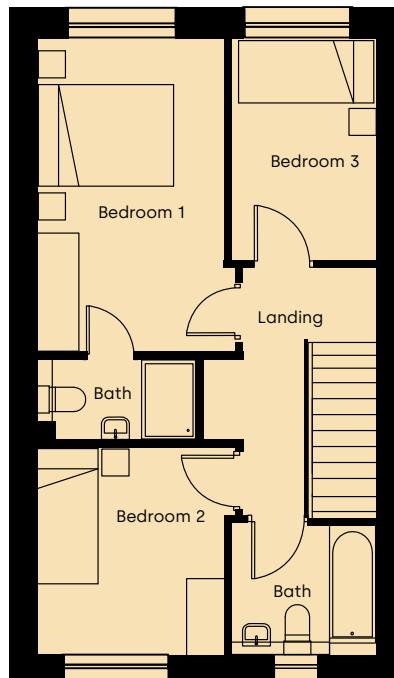
3 BED. MID-END TERRACE  
TOTAL 86 SQ.M / 925 SQ.FT

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

# FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

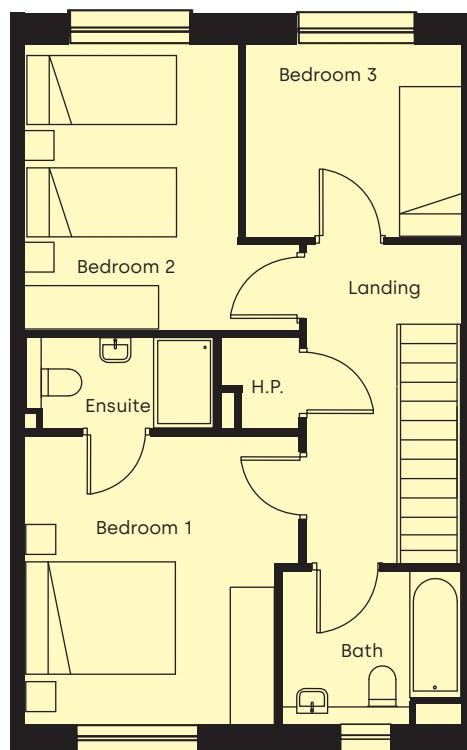
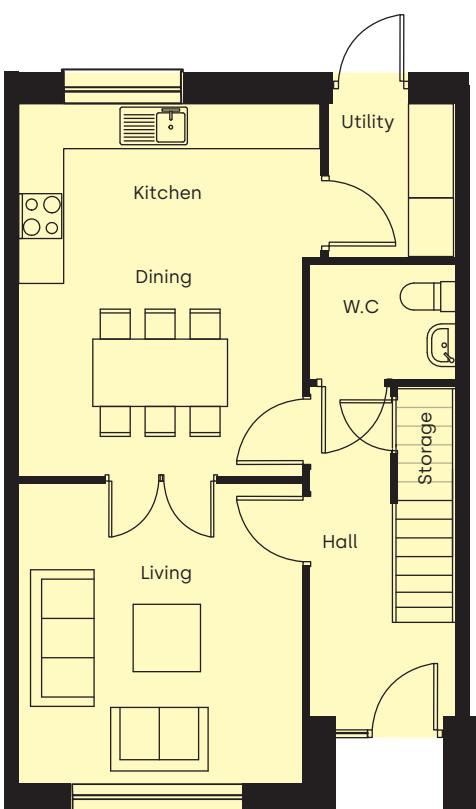
HOUSE TYPE

**THE LAURENCE**

3-BED. MID / END-TERRACE  
TOTAL 92 SQ.M / 990 SQ.FT



# FLOOR PLANS.



GROUND FLOOR

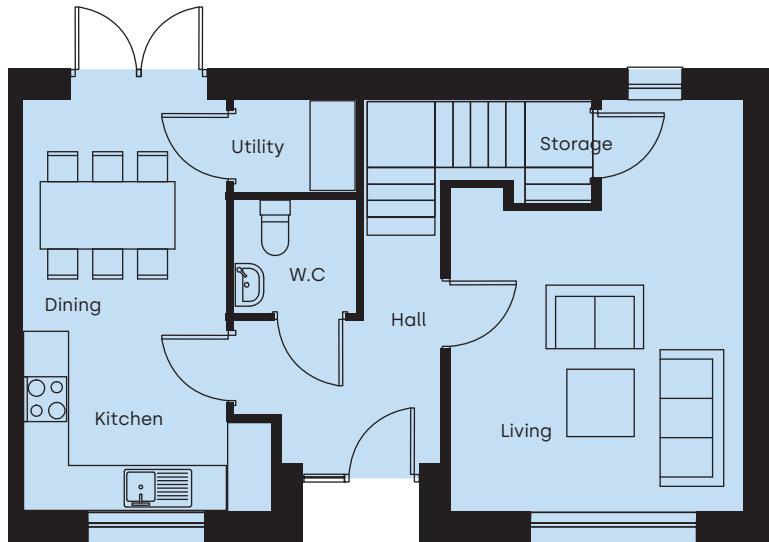
FIRST FLOOR

HOUSE TYPE

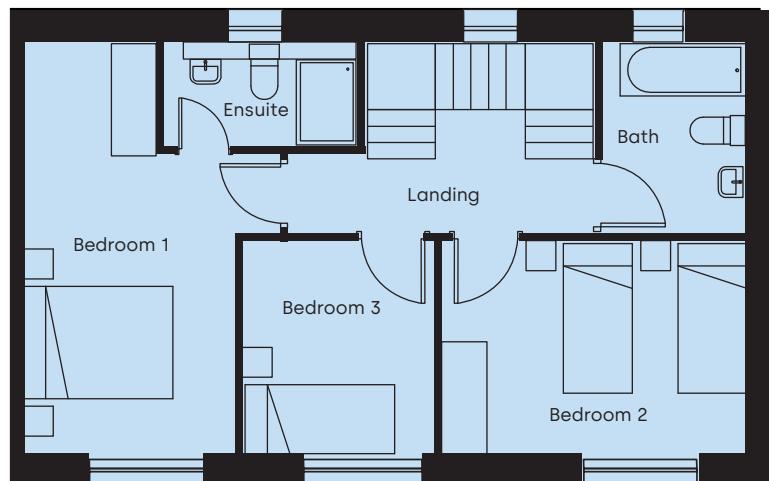
## THE ROKEBY

3-BED. MID-TERRACE / SEMI-D  
TOTAL 104 SQ.M / 1119 SQ.FT

# FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

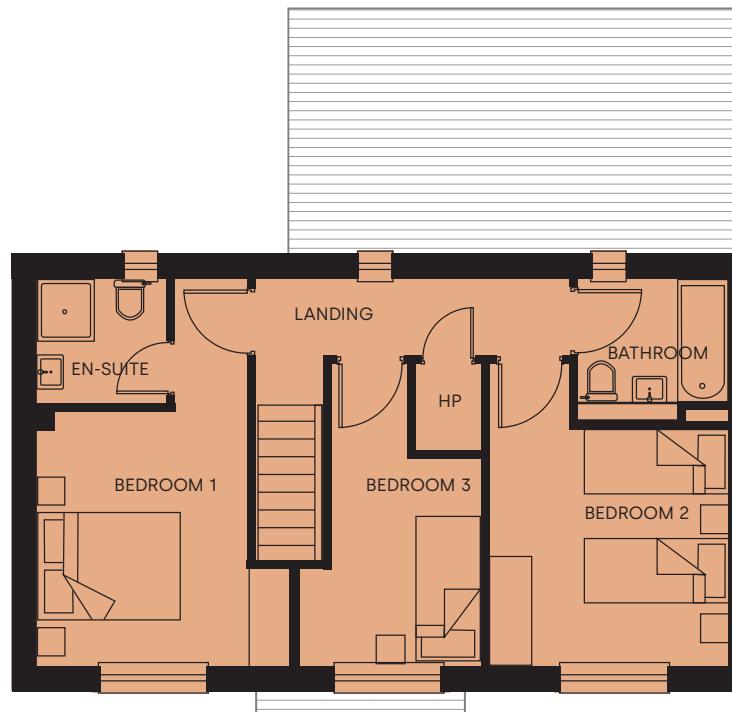
HOUSE TYPE

**THE TOWNLEY**

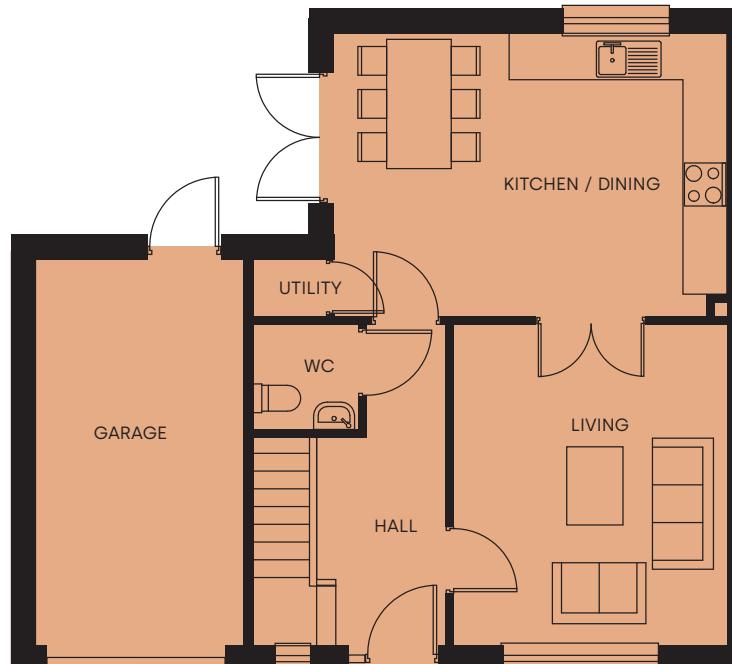
3-BED. MID / END / SEMI-D  
TOTAL 104 SQ.M / 1119 SQ.FT

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

# FLOOR PLANS.



FIRST FLOOR



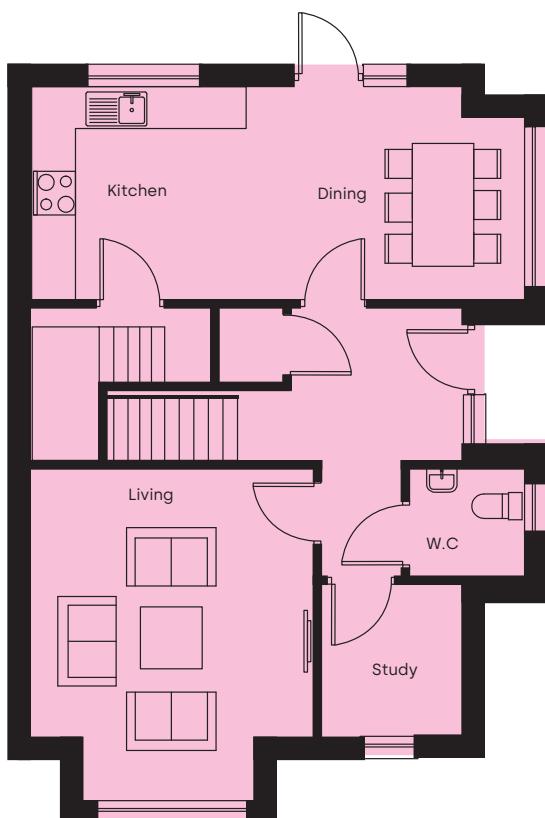
GROUND FLOOR

HOUSE TYPE

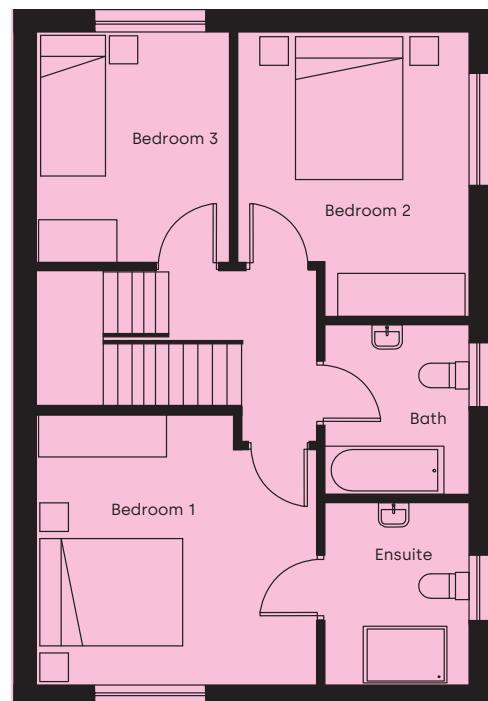
**THE COLLON**

3 - BED. MID/ SEMI DETACHED  
WITH GARAGE  
TOTAL 123 SQ.M / 1,324 SQ.FT

# FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

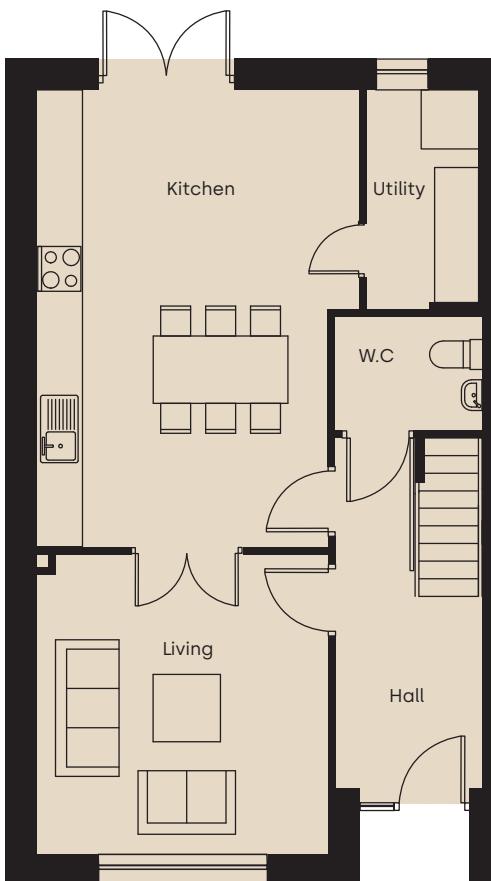
HOUSE TYPE

**THE SIENNA**

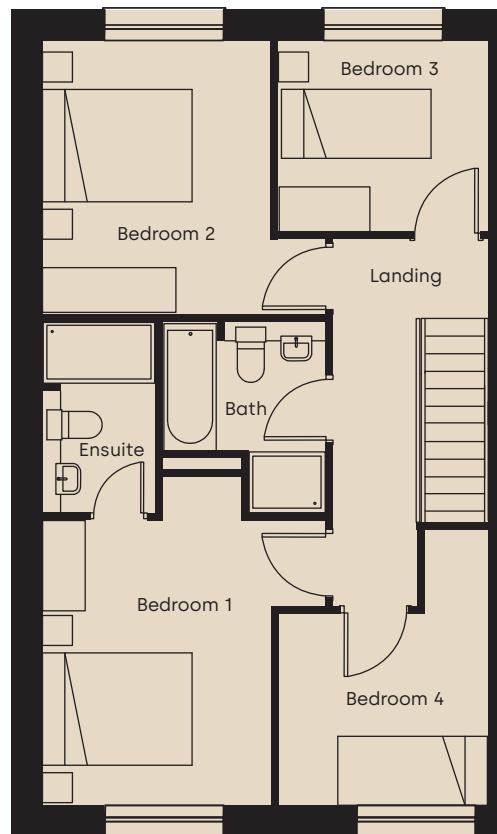
3 BED. DETACHED  
TOTAL 110 SQ.M / 1184 SQ.FT

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# FLOOR PLANS.



GROUND FLOOR



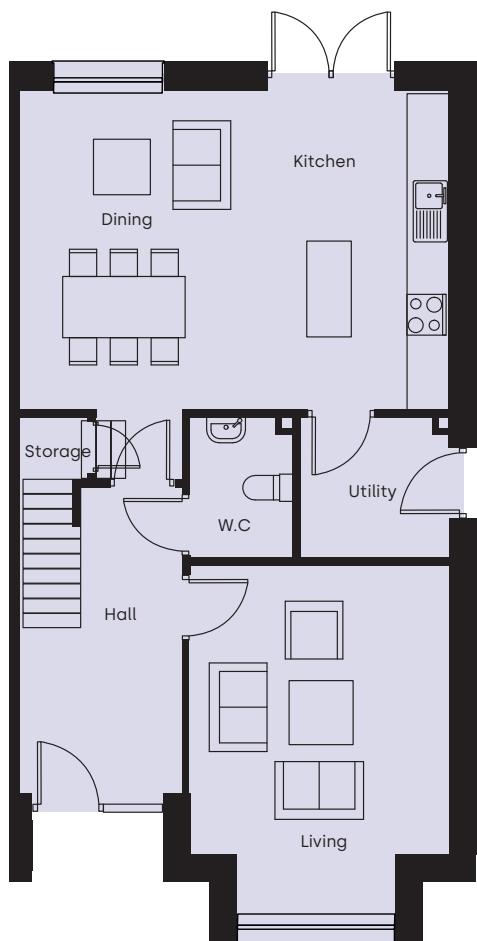
FIRST FLOOR

HOUSE TYPE

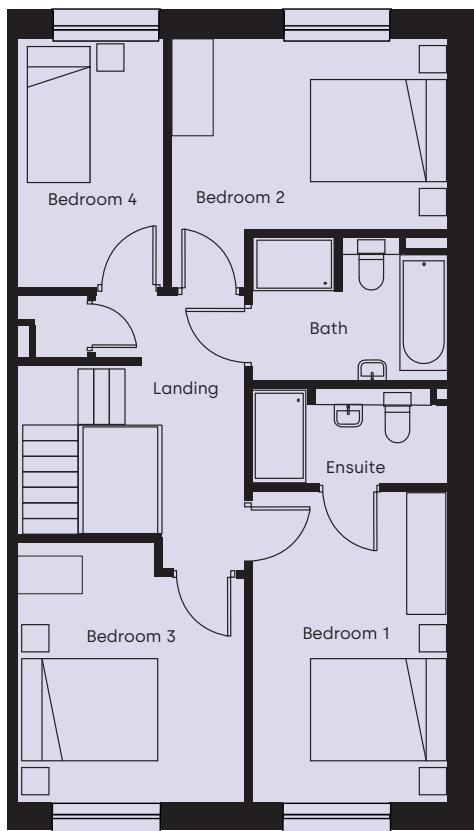
**THE SLANE**

4-BED. SEMI-D / END-TERRACE  
TOTAL 120 SQ.M / 1290 SQ.FT

# FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE

**THE BOYNE**

4-BED. SEMI-DETACHED  
TOTAL 143 SQ.M / 1507 SQ.FT

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.







# Castlethorn

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**DEVELOPED BY**

Castlethorn  
Usher House  
Main Street  
Dundrum  
Dublin 14  
Hq@castlethorn.ie

**SALES AGENTS**

Sherry FitzGerald New Homes  
176 Pembroke Rd  
Ballsbridge  
Dublin 4  
D04 EN80  
(01) 667 1888

**ARCHITECT**

O'Mahony Pike Architects  
The Chapel  
Milltown Ave  
Mount St Annes  
Dublin 6

**SOLICITORS**

Byrne Wallace  
88 Harcourt St  
Dublin 2

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## Activate Capital

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PSRA 001554

PSRA 002183

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

