







RIVERWOOD SQUARE, CASTLEKNOCK



RATHBORNE BOULEVARD, ASHTOWN



GRACE PARK WOOD, DRUMCONDRA



BRIGHTON WOOD, FOXROCK



KILLEEN CASTLE, CO MEATH



WOODBROOK, SHANKILL



DÚN RÍOGA, CO MEATH



SOMERTON, LUCAN



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.

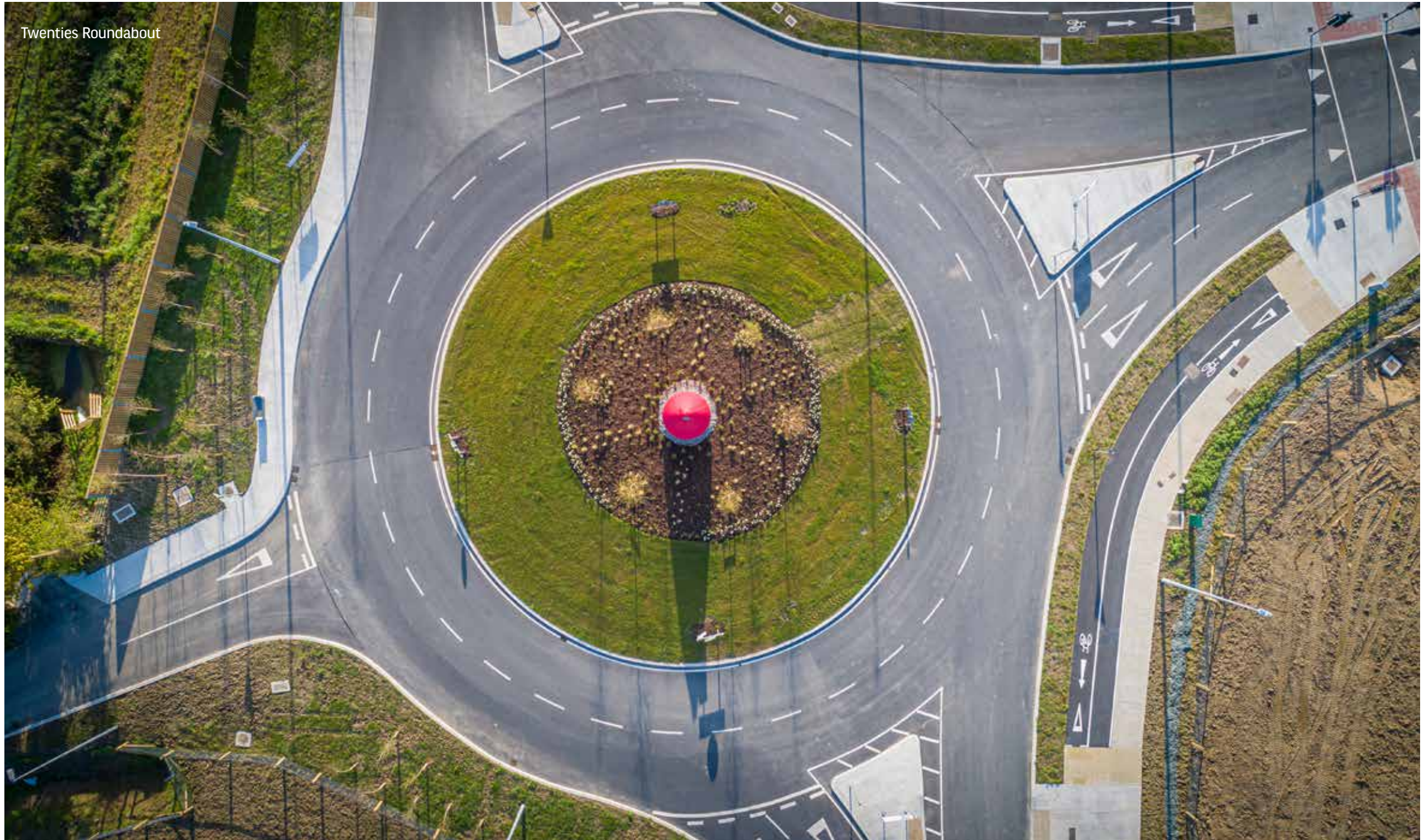
A key factor in Castlethorn's successful site selection over the years has been our commitment to choosing locations with easy access to a variety of amenities. A major contributor to the success of our Drogheda development's so far has been our significant involvement in delivering the first phase of 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





Twenties Roundabout

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.



Old Mellifont Abbey



Boyne Valley Cottage



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 PANCN (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.





SOMETHING FOR

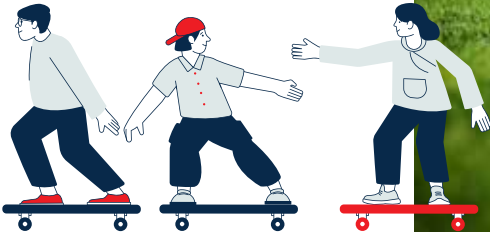
EVERYONE

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





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	PRIMARY SCHOOL	SECONDARY / THIRD EDUCATION
• JUST KIDS CRECHE & MONTESSORI • ABSOLUTE ANGELS CRECHE • LITTLE STEPS CRECHE & PRESCHOOL • DAISY CHAIN MONTESSORI • FERNDAL CRECHE & MONTESSORI	• 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	• 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 PERFECT

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.

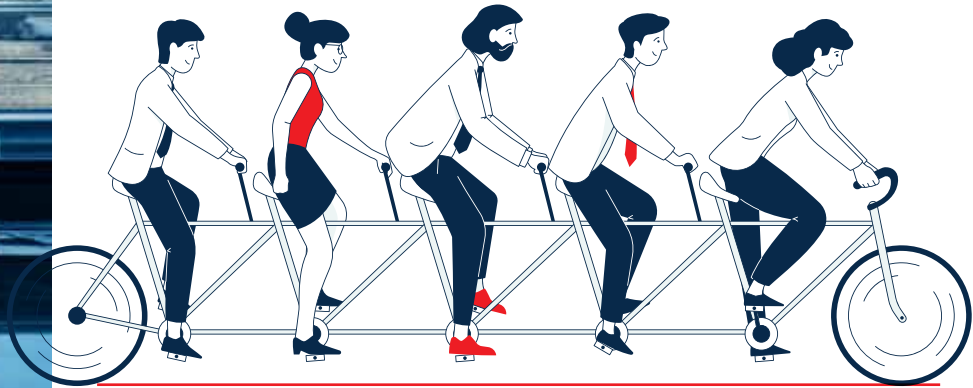


CLOSE TO

EVERYTHING

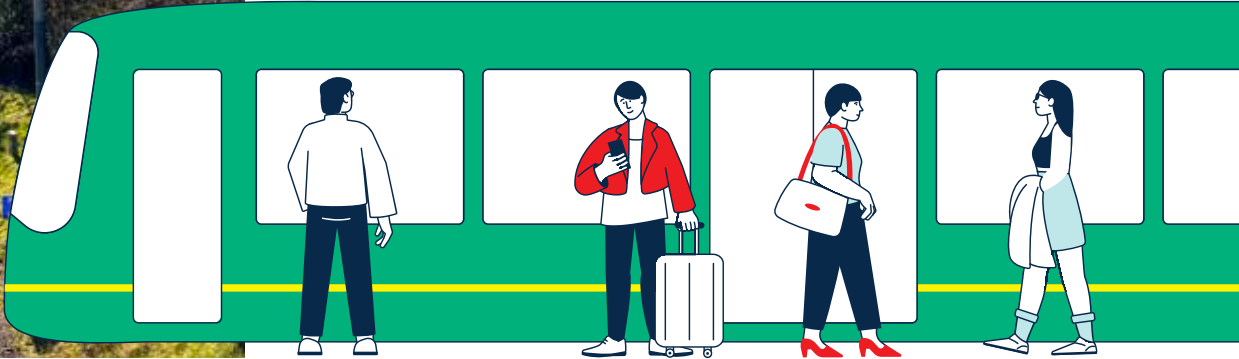
Usher's Mill is located to the north of Drogheda town centre, within easy reach of Drogheda's excellent amenities and transport options. Adjacent to Ballymakenny Park, Usher's Mill is the latest development in this exciting new neighbourhood, which includes the new PANCER route, which links the area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

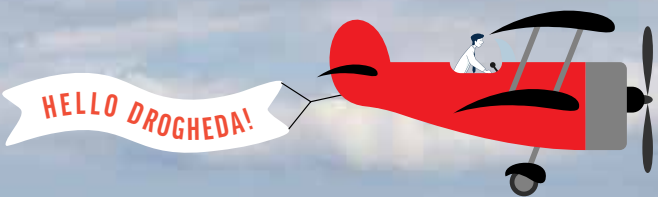


TRAVEL TIMES & DISTANCES

• 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



BY ANOTHER CASTLETHORN DEVELOPMENT



TOWARDS DUBLIN CITY & AIRPORT

M1 TOWARDS DUNDALK / BELFAST

TOWN CENTRE

OUR LADY OF LOURDES HOSPITAL

LOURDES STADIUM

O'RAGHALLAIGHS GAA CLUB

DROGHEDA UNITED FC

BOYNE RUGBY CLUB

LOCAL SCHOOLS

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

USHER'S MILL

FUTURE CASTLETHORN DEVELOPMENT

BALLYMAKENNY LOOP ROAD (PARTIALLY COMPLETE)

BALLYMAKENNY PARK

NEW LINK ROAD NOW OPEN

BALLYMAKENNY ROUNDABOUT

- 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 Tilespex 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

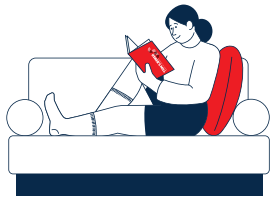
- The ventilation in the dwelling is a 'demand controlled system' which uses a centralised low energy fan located in the attic to extract air from bathrooms, en-suites, utility rooms and kitchens
- Fresh air is introduced to the living areas and bedrooms via specially designed grills in the walls. The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

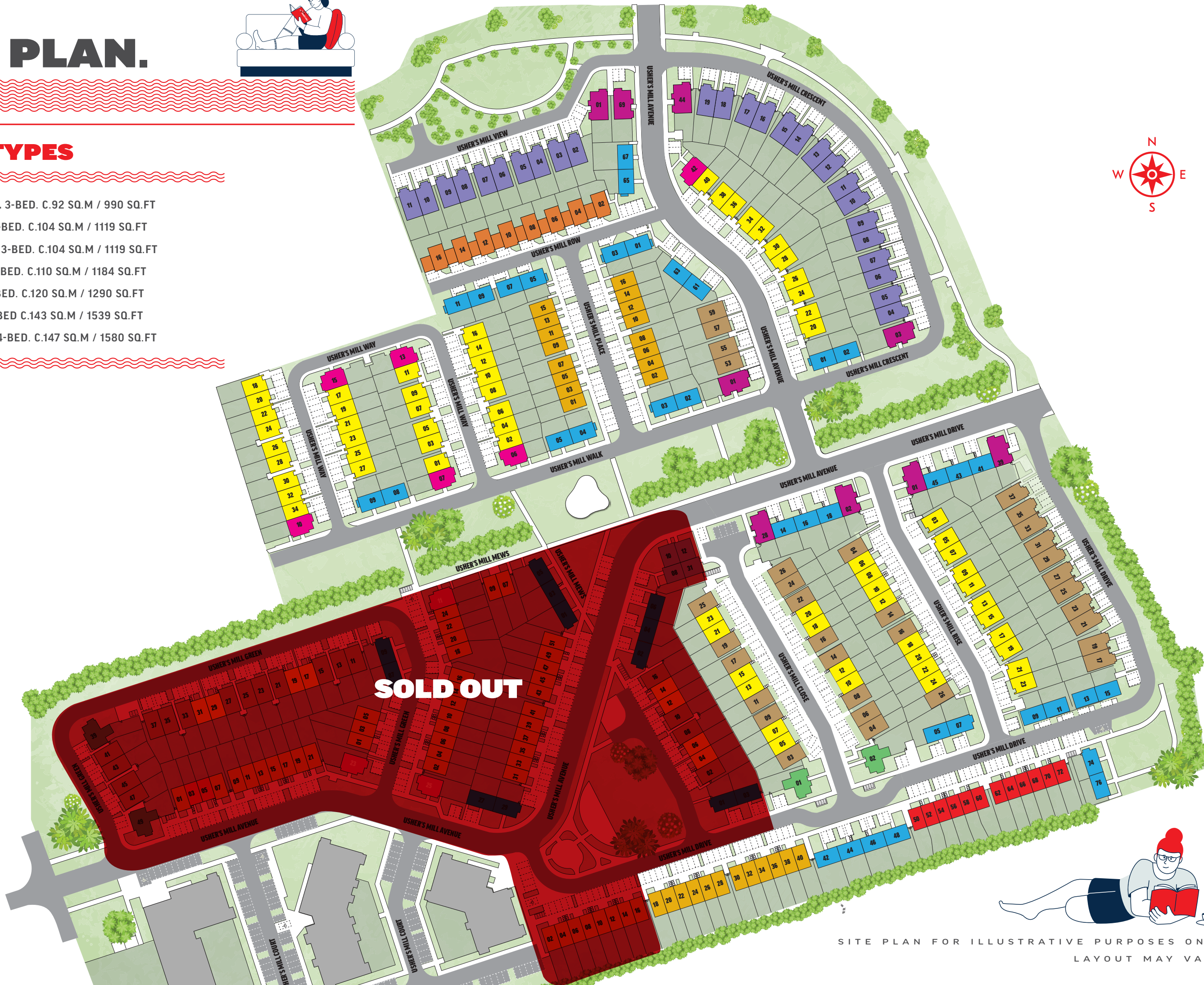


SITE PLAN.

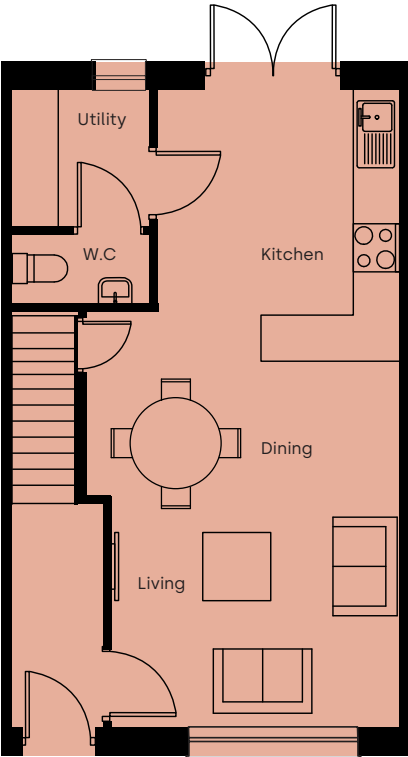


HOUSE TYPES

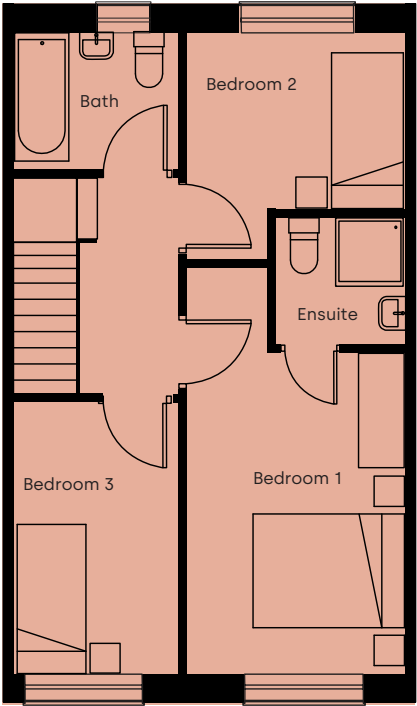
- THE LAURENCE.** 3-BED. C.92 SQ.M / 990 SQ.FT
- THE ROKEBY.** 3-BED. C.104 SQ.M / 1119 SQ.FT
- THE TOWNLEY.** 3-BED. C.104 SQ.M / 1119 SQ.FT
- THE SIENNA.** 3-BED. C.110 SQ.M / 1184 SQ.FT
- THE SLANE.** 4-BED. C.120 SQ.M / 1290 SQ.FT
- THE BOYNE.** 4-BED C.143 SQ.M / 1539 SQ.FT
- THE BALTRAY.** 4-BED.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



FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

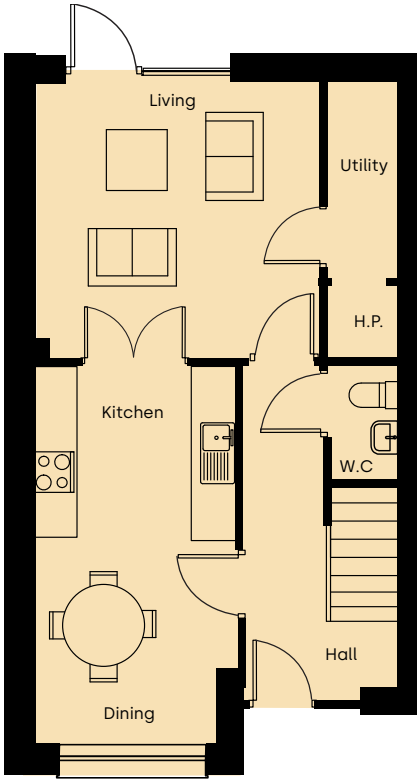
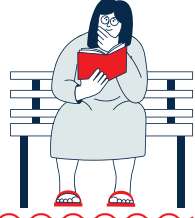
HOUSE TYPE

THE NEWGRANGE

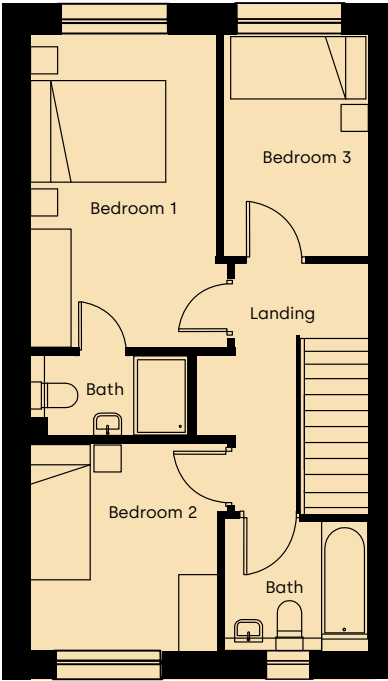
3 BED. MID/END TERRACE
TOTAL 86 SQ.M / 925 SQ.FT

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

FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE

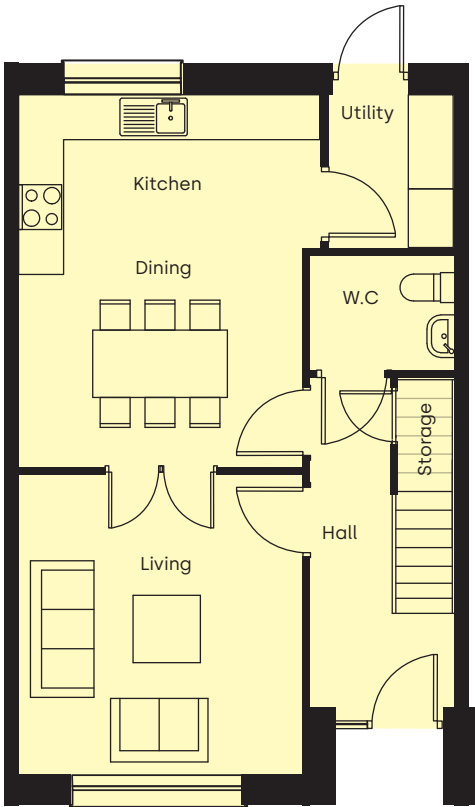
THE LAURENCE

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

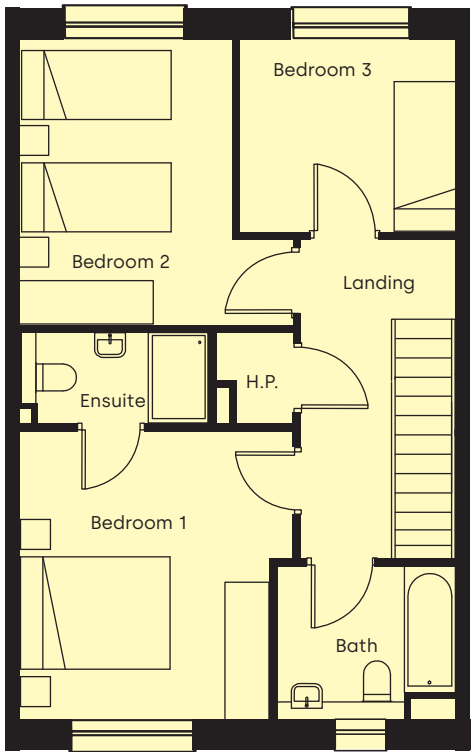
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FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE

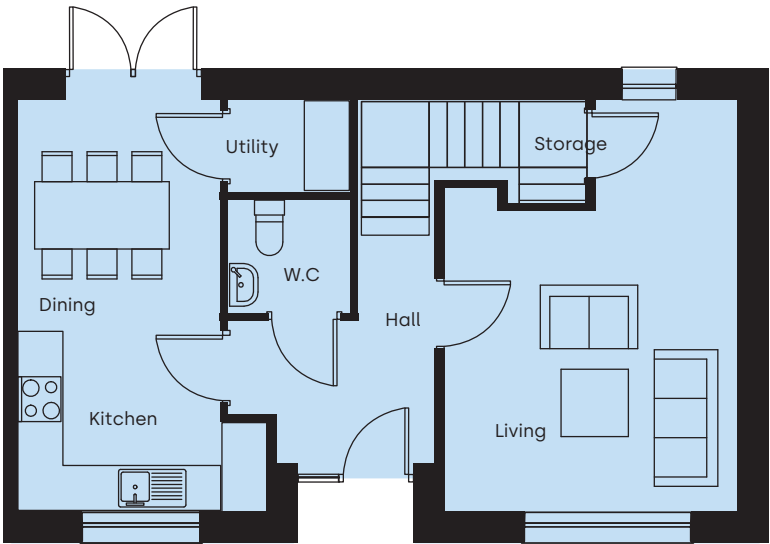
THE ROKEBY

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

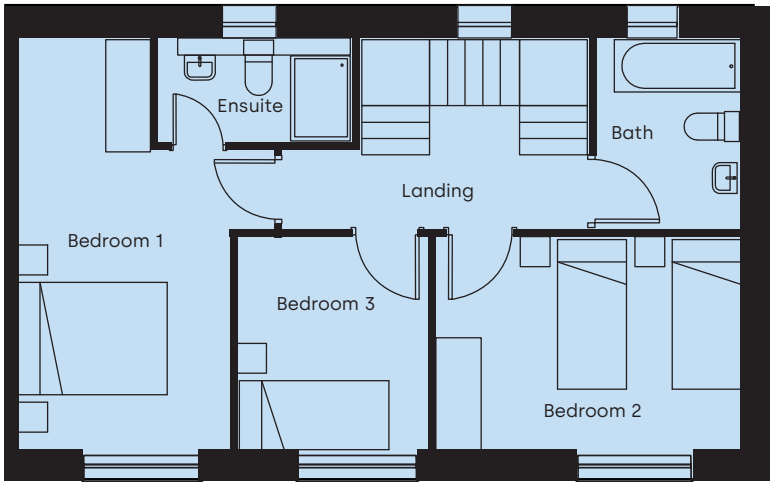
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FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

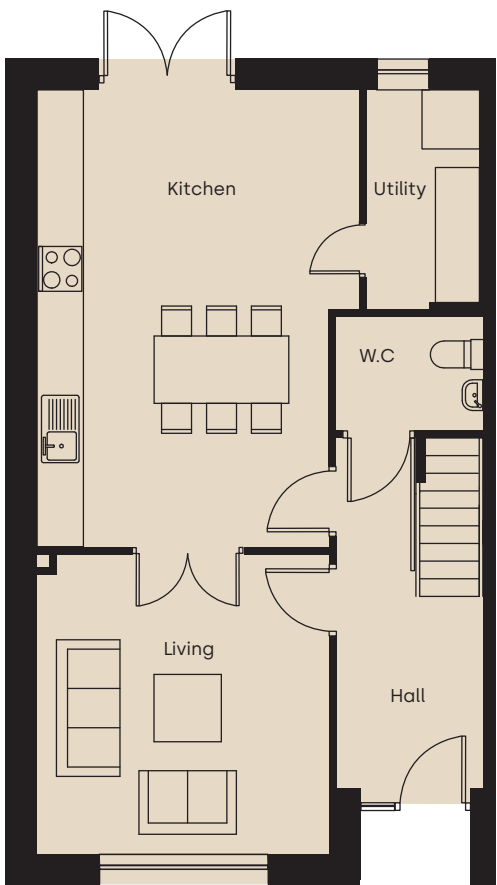
HOUSE TYPE

THE TOWNLEY

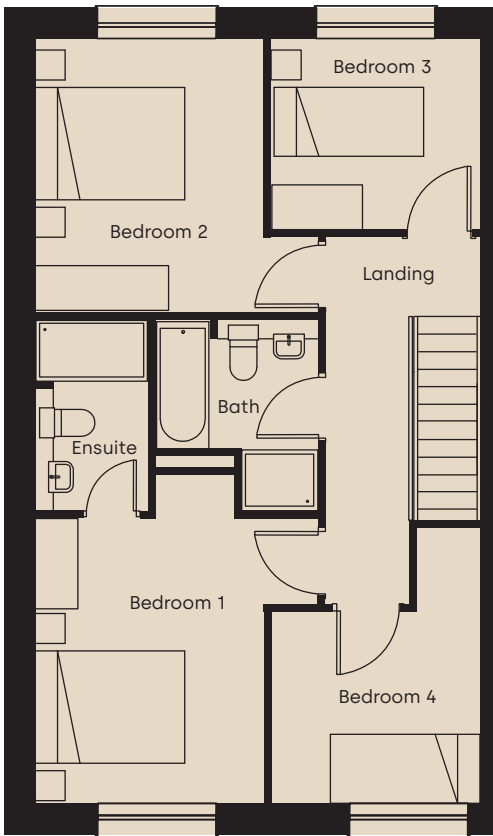
3-BED. MID / END / SEMI-D
TOTAL 104 SQ.M / 1119 SQ.FT

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FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

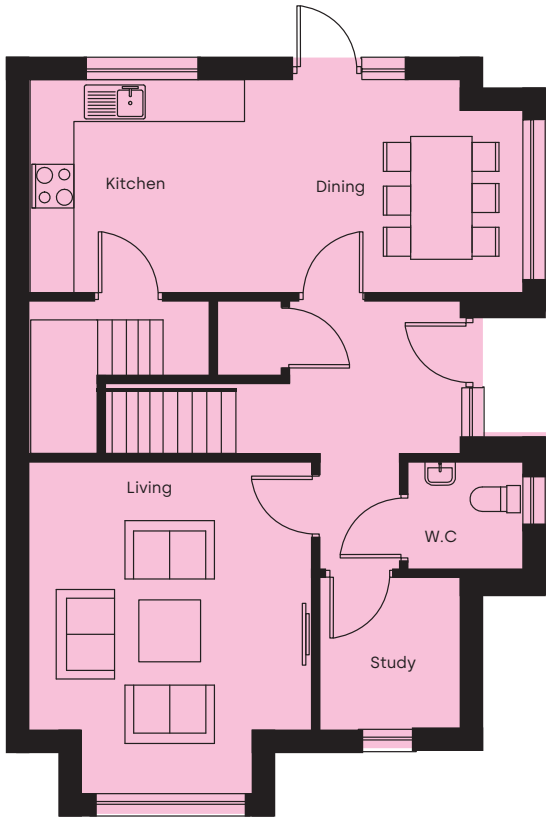
HOUSE TYPE

THE SLANE

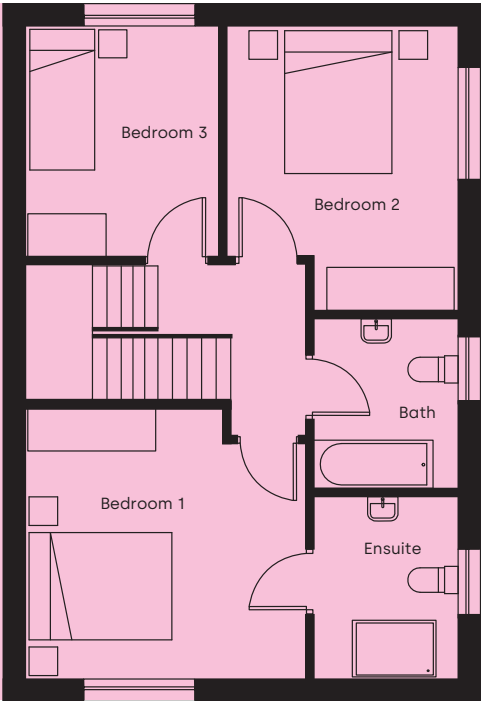
4-BED. SEMI-D / END-TERRACE
TOTAL 120 SQ.M / 1290 SQ.FT

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

FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

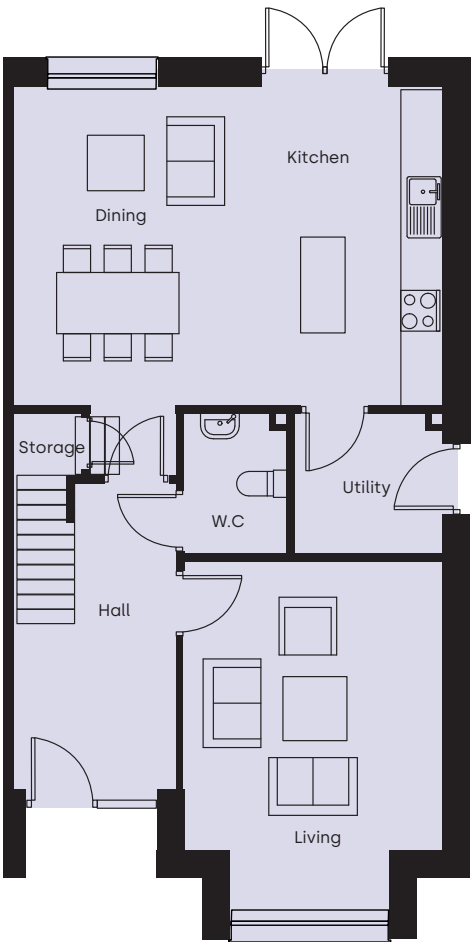
HOUSE TYPE

THE SIENNA

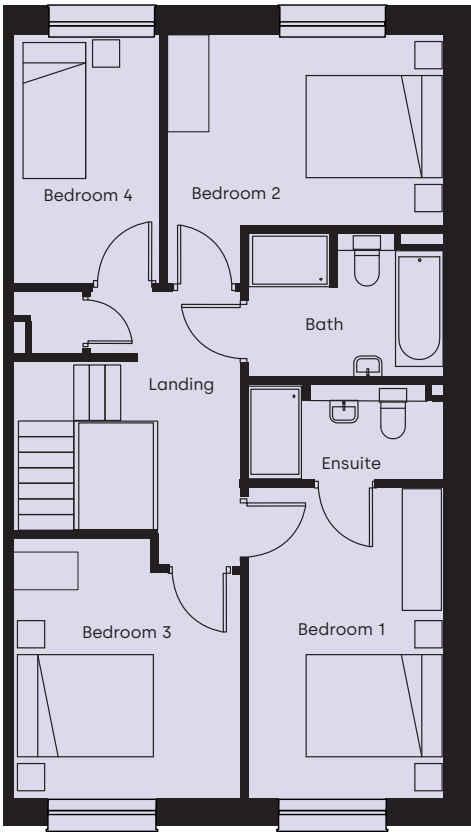
3 BED. DETACHED
TOTAL 110 SQ.M / 1184 SQ.FT

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

FLOOR PLANS.



GROUND FLOOR



FIRST FLOOR

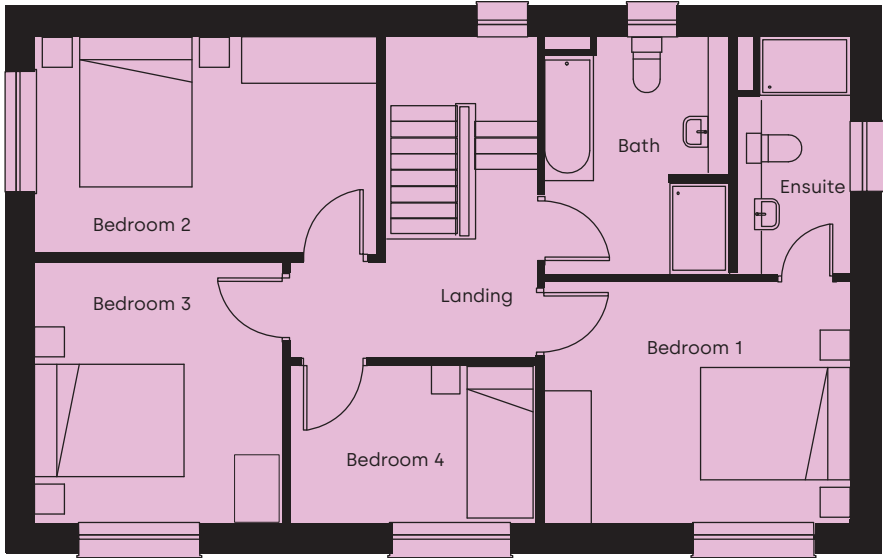
HOUSE TYPE

THE BOYNE

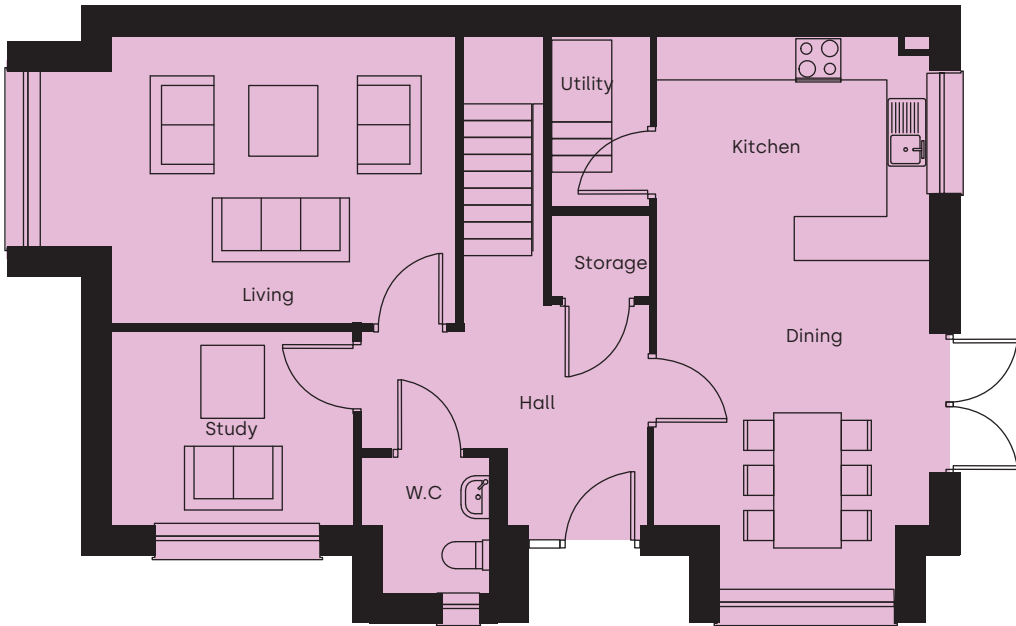
4-BED. SEMI-DETACHED
TOTAL 143 SQ.M / 1507 SQ.FT

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

FLOOR PLANS.



FIRST FLOOR



GROUND FLOOR

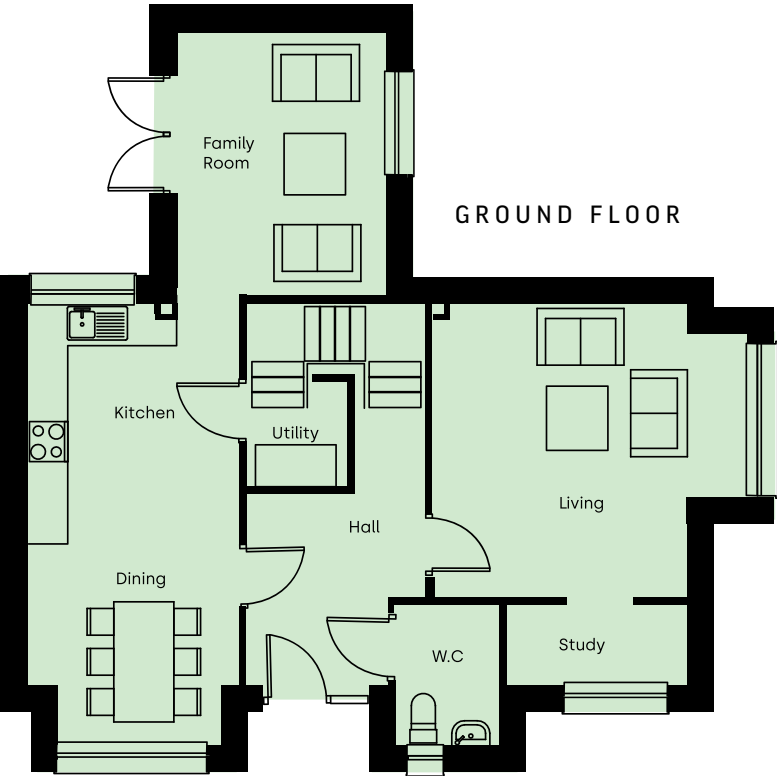
HOUSE TYPE

THE BALTRAY

4-BED. END-TERRACE
TOTAL 147 SQ.M / 1580 SQ.FT

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

FLOOR PLANS.



HOUSE TYPE

THE MELLIFONT

4 BED. DETACHED
TOTAL 142 SQ.M / 1528 SQ.FT

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



Castlethorn

DEVELOPED BY	SALES AGENTS	ARCHITECT	SOLICITORS
Castlethorn Usher House Main Street Dundrum Dublin 14 Hq@castlethorn.ie	Sherry FitzGerald New Homes 176 Pembroke Rd Ballsbridge Dublin 4 D04 EN80 (01) 667 1888	O'Mahony Pike Architects The Chapel Milltown Ave Mount St Annes Dublin 6	Byrne Wallace 88 Harcourt St Dublin 2



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.

