



DEVELOPMENT SITE AT **CHURCH ROAD**

ROWLESTOWN, SWORDS, CO. DUBLIN

FOR SALE BY PRIVATE TREATY

Significant land holding with development potential for residential development on part of the lands, subject to planning permission

ON THE INSTRUCTIONS OF JOINT STATUTORY RECEIVERS
JIM HAMILTON AND DAVID O'CONNOR OF BDO





OVERVIEW

Approximate outline for indicative purposes only

- › Greenfield lands extending to approx. 19.19 hectares (47.39 acres)
- › Located on Church Road in Rowlestown adjacent to Rowlestown National School
- › Approx. 13.7 acres zoned objective 'Rural Village' and identified as suitable for 36 detached houses, subject to FPP
- › Remainder zoned objective 'Rural'
- › Extensive frontage and direct access to Church Road
- › Host of amenities and leisure facilities located within close proximity
- › Ease of access to the M2 and M1, which provides access to Dublin Airport, the M50, and the greater Dublin area

LOCATION

The subject property is located on the northern side of Church Road in Rowlestown. Rowlestown benefits from a tranquil setting, yet located 8km north of Swords and approximately 22km north of Dublin City Centre. Rowlestown National School, Church and local amenities are located within easy reach while Roganstown House & Country Club, Swords Open Golf Club and top quality equestrian centres provide leisure facilities in the area.

The property benefits from ease of access to the M2 and M1, which provides access to Dublin Airport (12km), the M50 (13km) and the greater Dublin area.

DESCRIPTION

The subject property comprises greenfield lands extending to approximately 19.19 hectares (47.39 acres). Two dwellings and a number of outbuildings in disrepair are located on the southern portion of the lands.

The subject lands benefit from approx. 325m of frontage to Church Road. Vehicular access to the lands is provided via a number of direct access points to Church Road. The lands are predominately bound by one-off housing, greenfield lands and Church Road while Rowlestown National School is located to the west of the lands.



ZONING

Under the Fingal County Development Plan 2017-2023, approximately 13.7 acres of the subject lands (fronting to Church Road) are zoned objective RV-Rural Village which may be defined as to "Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved local area plan, and the availability of physical and community infrastructure". Residential and a number of commercial uses are permitted in principle, subject to planning permission for this zoning objective.

The remaining lands are zoned objective RU-Rural which may be defined as "Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage".

DEVELOPMENT POTENTIAL

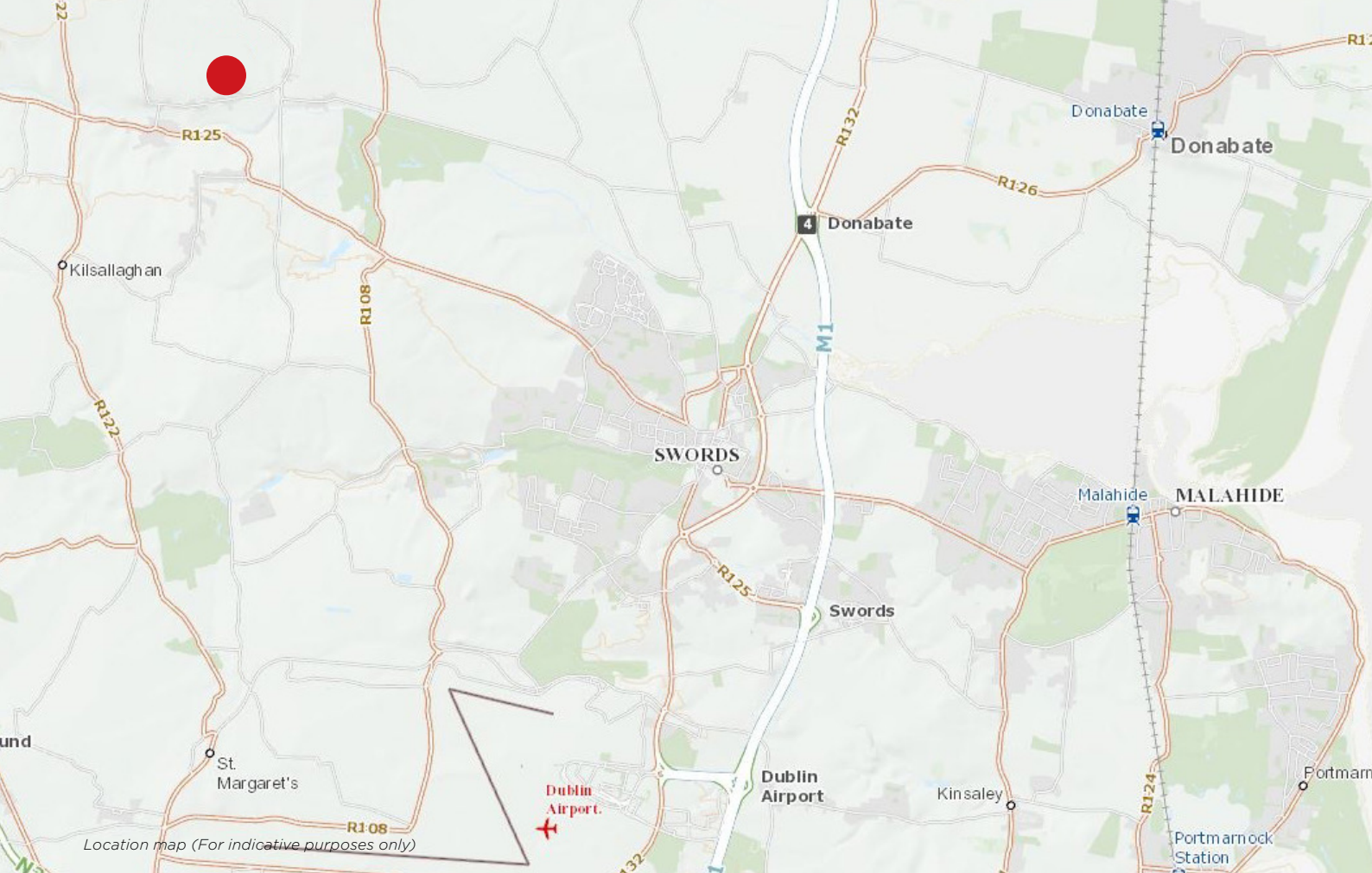
Under the Rowlestown Local Area Plan and the The Village Development Framework Plan, 36 detached houses including four no. private services sites are proposed for the portion of the subject lands zoned Objective RV, subject to obtaining the necessary planning permission. The houses proposed are a mix of single storey, dormer style, two storey and two and a half storey dwellings.



Zoning Map (Extract from the Fingal County Development Plan 2017-2023)



Vision of the Site (Extract from The Village Development Framework)



CONTACT & FURTHER INFORMATION

METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

TITLE

We understand that the property is held freehold.

SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

BER DETAILS



BER Number: 110055324
EPI: 737.83 kWh/m²/yr



BER Number: 110056918
EPI: 497.17 kWh/m²/yr

SELLING AGENTS



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