



Knightsbrook Golf Club

The Mill

Knightsbrook Hotel

Porchfields

Dublin / Trim Road R154

River Boyne

Not to scale. For illustrative purposes only.

FOR SALE

23.77 Ha (58.73 Acres)

Strategically Located Zoned Land

**Dublin Road, Iffernock,
Trim, Co. Meath**

**LOMAN
DEMPSEY**
PROPERTY CONSULTANTS

Lisney
COMMERCIAL REAL ESTATE



M3	14km
M4	20km
M50 Motorway	35km
Dublin Airport	48km
Dublin Port	51km
Cork	258km
Limerick	189km



THE LOCATION

The lands border Trim's outskirts, fronting the Dublin Road (R154) in the lovely Boyne Valley. Trim boasts a 100-acre park along the River Boyne, featuring historic gems like the Yellow Steeple and Trim Castle, drawing over 110,000 visitors annually. In the Meath County Development Plan 2021-2027, Trim is a self-sustaining town with schools, sports facilities, including Aura Leisure Centre, Trim Tennis Club, Trim GAA Centre, and two nearby golf courses.

The town offers three large hotels, various dining options, and vibrant night life. Bus Eireann connects Trim to Dublin and beyond, private coach services extend to universities like Maynooth and Dundalk, and the M3 Parkway rail station is a 23-minute drive away.



SNAPSHOT



Land bank of 58 acres, located on the Dublin Road (R154) approx 3km east of trim



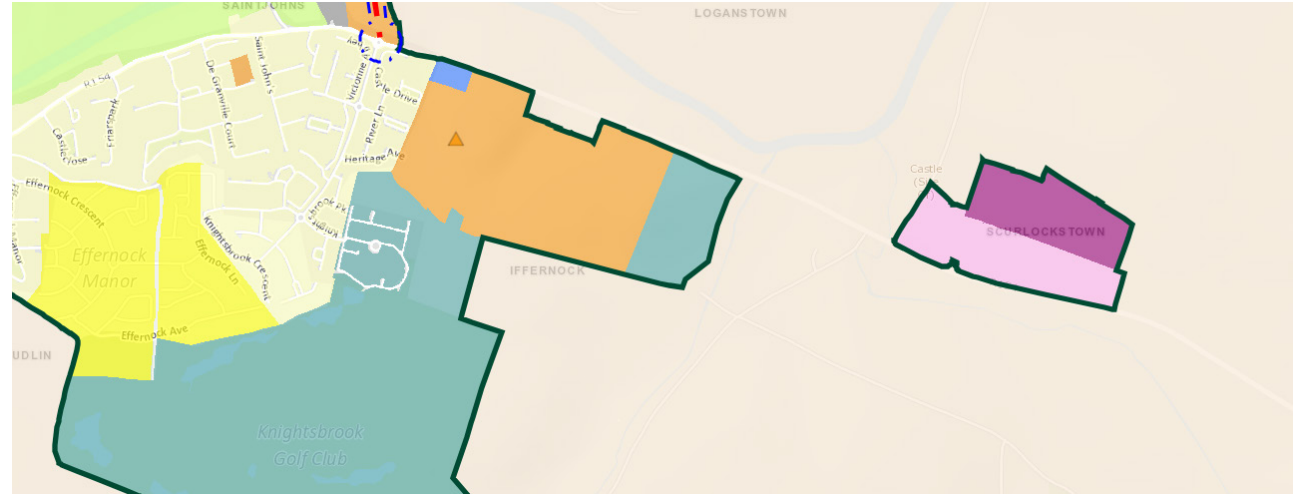
Zoned 'Community G1' (35 acres) 'Tourism' (15 acres), and 'Rural RA' (8 acres).



Unprecedented opportunity to acquire a zoned landbank in the Heritage town of Trim



Of interest to both owner occupiers and developers



Meath County Development Plan 2021-2027

Land Use Zoning Objectives

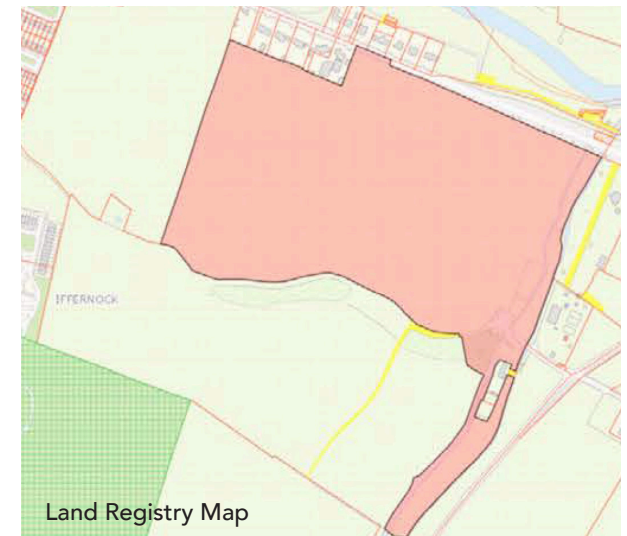
- A1 - Existing Residential
- E1/E2 - Strategic Employment Zones (High Technology Uses)/
- G1 - Community Infrastructure
- A2 - New Residential
- E1/E3 - Strategic Employment Zones (High Technology Uses)/
- H1 - High Amenity
- B1 - Commercial Town or Village Centre
- E2 - General Enterprise and Employment
- R1 - Rail Corridor
- B2 - Retail Warehouse Park
- E2/E3 - General Enterprise and Employment/ Warehousing
- RA - Rural Area
- C1 - Mixed Use
- E3 - Warehousing and Distribution
- TU - Transport and Utilities
- D1 - Tourism
- F1 - Open Space
- WL - White Lands
- E1 - Strategic Employment Zones
- F1/D1 - Open Space/ Tourism

THE PROPERTY

The lands comprise a broadly rectangular piece of land extending to 23.77 Hectares (58.7 Acres) and have about 800 metres of road frontage to the Trim-Dublin Road (R154). The lands rise on a gradual slope from northeast to southwest away from the road. The landscape provides a sense of seclusion. The majority of the lands 20.57 hectares (50.7 acres) are currently sown with rapeseed. The balance of the lands 3.2 hectares (8 acres) are in grass with mature trees and hedgerows. These lands form the eastern boundary of the property along the Knightsbrook River and Mill Race and include the former Knock Mills, a beautiful cut stone building. There is also a laneway access off the Scurlockstown to Laracor Road (L2204) leading into the lands.

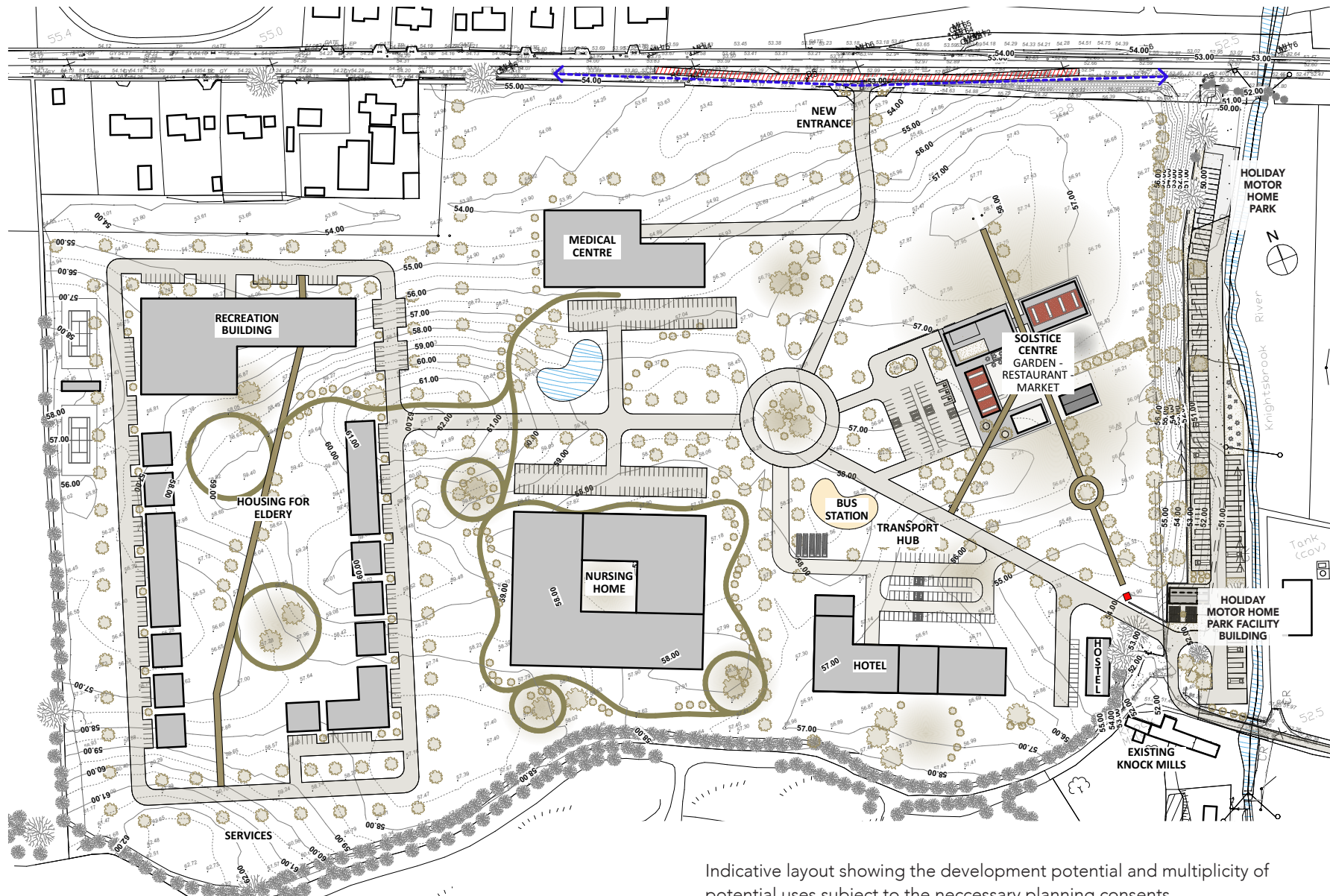


Knock Mills



Land Registry Map

FEASIBILITY STUDY / MASTER PLAN



Indicative layout showing the development potential and multiplicity of potential uses subject to the necessary planning consents.



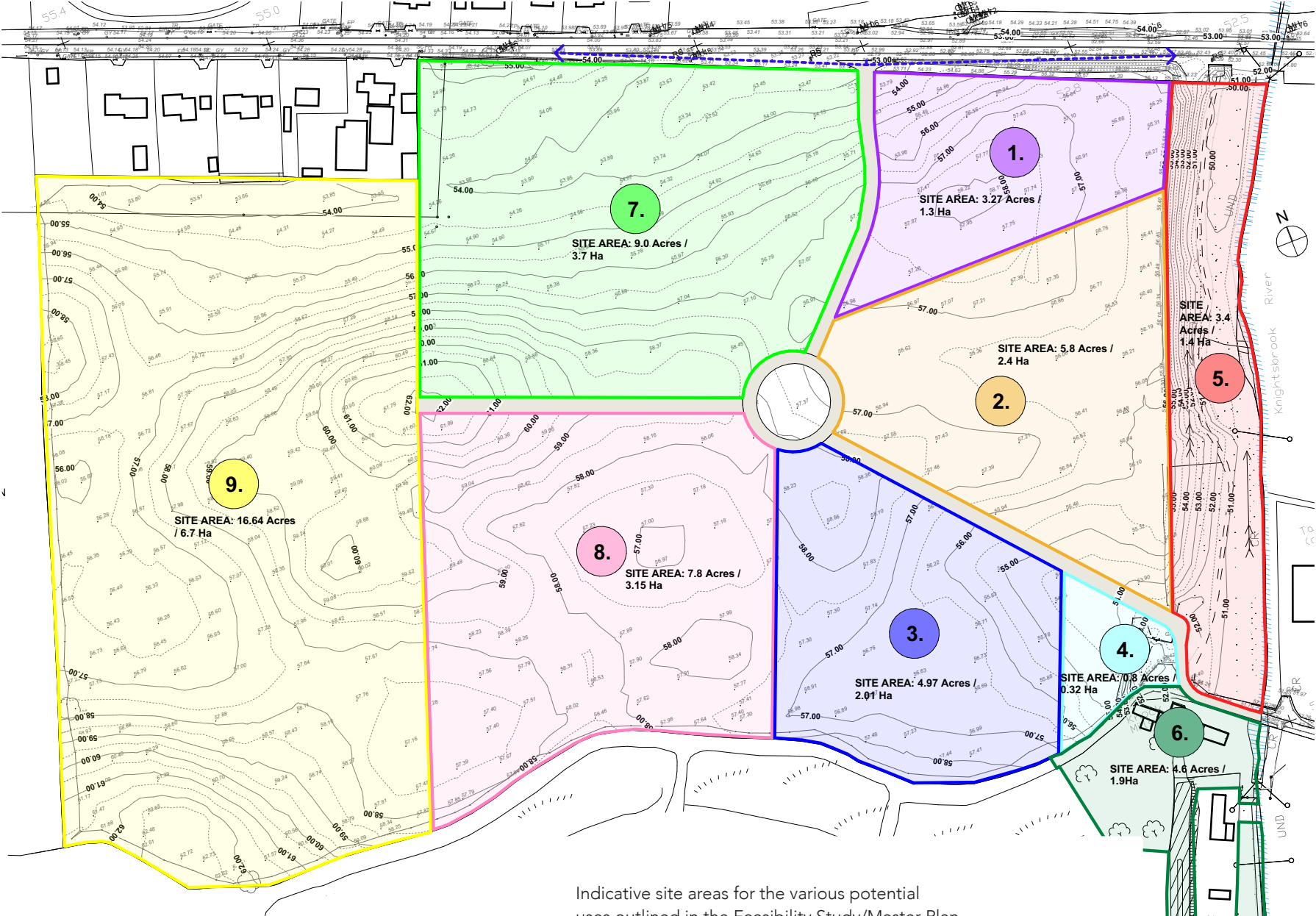
Knightsbrook Hotel and Golf Course

Dublin / Trim Road R154

Not to scale. For illustrative purposes only.

- 1 Relaxation Site
- 4 Hostel Site
- 7 Medical Centre Site
- 2 Restaurant / Market Site
- 5 Holiday Motor Home Park
- 8 Nursing Home Site
- 9 Housing for Eldery / Recreation Site
- 3 Hotel Site / Transport Hub
- 6 Existing Knockmill Site

FEASIBILITY STUDY / MASTER PLAN



Indicative site areas for the various potential uses outlined in the Feasibility Study/Master Plan

PROPOSED HOTEL



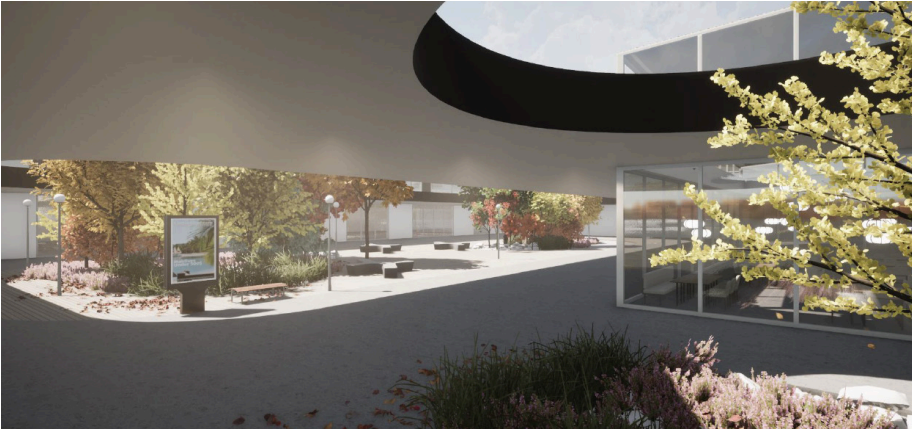
For illustrative purposes only.



PROPOSED
NURSING
HOME



For illustrative purposes only.



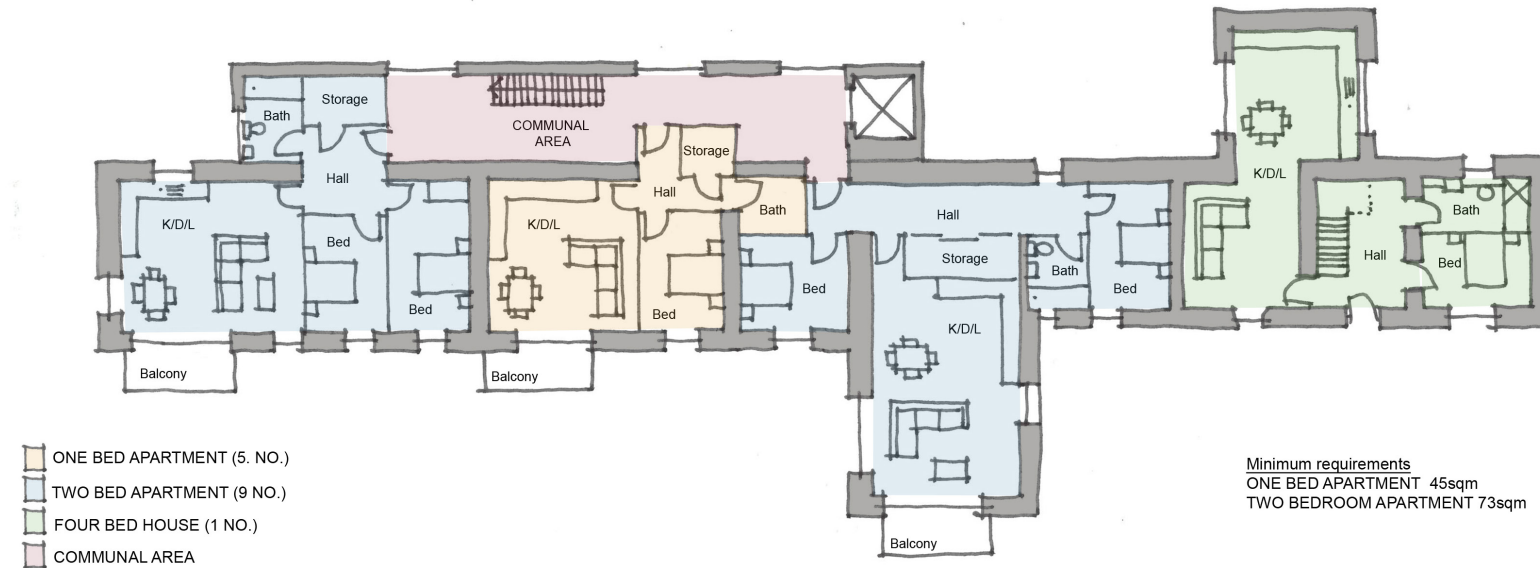
PROPOSED
HOLIDAY
MOTOR
HOME
PARK



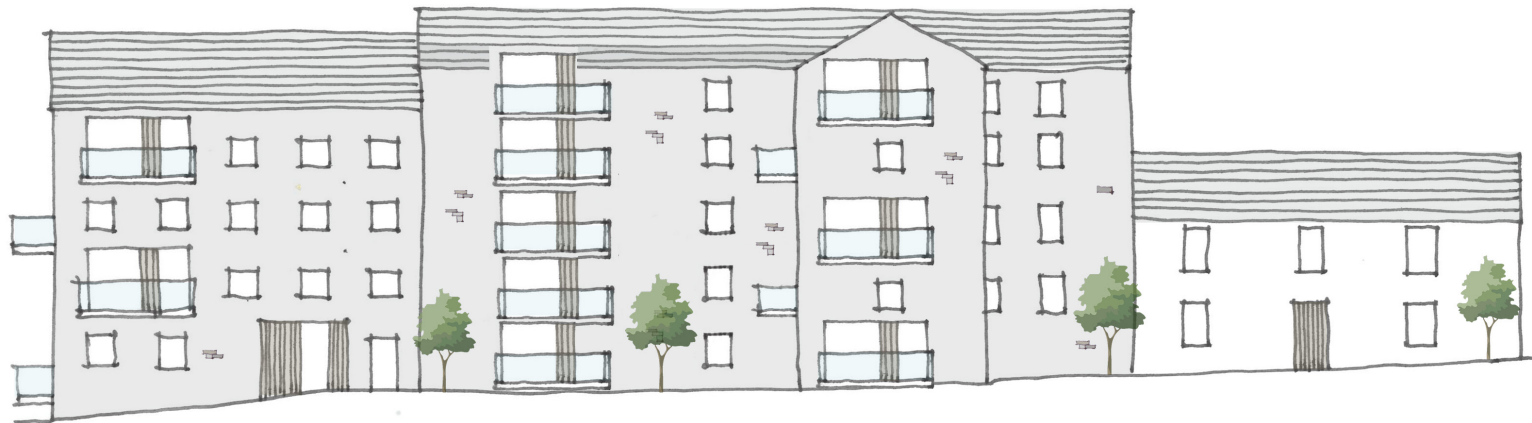
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PROPOSED REDEVELOPMENT OF THE MILL ADJOINING PROPOSED HOLIDAY MOTOR HOME PARK



Minimum requirements
 ONE BED APARTMENT 45sqm
 TWO BEDROOM APARTMENT 73sqm

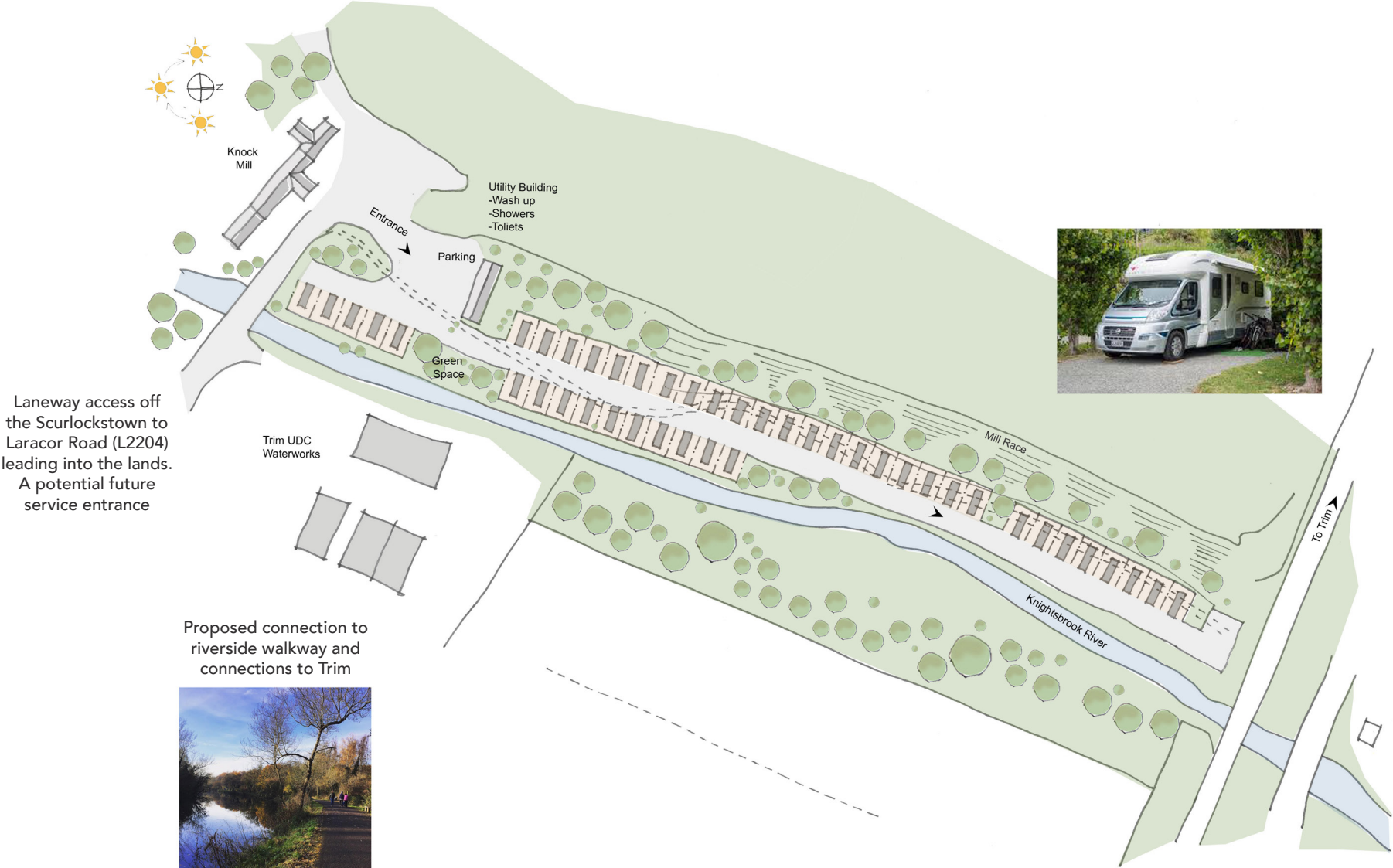


FRONT ELEVATION

PROPOSED REDEVELOPMENT OF KNOCKMILLS, TRIM

For illustrative purposes only.

PROPOSED HOLIDAY MOTOR HOME PARK ALONG KNIGHTSBROOK RIVER



Laneway access off the Scurlockstown to Laracor Road (L2204) leading into the lands. A potential future service entrance

Proposed connection to riverside walkway and connections to Trim



For illustrative purposes only.

SITE PLAN 1:500



ZONING

As per the Meath County Council Development Plan 2021-2027 we note the lands are zoned Community Infrastructure, Tourism and Rural.

AREA 1 (35 ACRES): COMMUNITY GI

Allowed Uses

Allotments • Car Park (incl. Park and Ride) • Cemetery/ Crematorium • Children Play/Adventure Centre • Childcare Facility • Community Facility Centre • Cultural Facility • Education • Health Centre • Hospital • Leisure/ Recreation/ Sports Facilities • Place of Public Worship • Playing Pitches/Playgrounds • Recycling Facility (Civic & Amenity) • Utilities

Open for consideration

Bring Banks • Funeral Home • Gymnasium • Halting Site/ Group Housing • Healthcare Practitioner • Residential/ Sheltered Housing • Restaurant/ Cafe • Retirement Home • Residential Institution • Retirement Village • Telecommunication Structures

AREA 2 (15 ACRES): TOURISM D1

Allowed Uses

B & B / Guest House • Holiday Motor Home Park • Children Play/ Adventure Centre • Community Facility Centre • Conference/ Event Centre • Medical & related uses • Craft Centre/ Craft Shop • Cultural Facility • Hotel/Motel/ Hostel • Leisure/ Recreation/Sports • Restaurant/ Cafe • Water Services/ Public Services

Open for consideration

Amusement Arcade • Cinema • Convenience Outlet • Childcare Facility • Cultural Facility • Dance Hall/ Night Club • Offices

AREA 3 (8 ACRES): RURAL RA

Allowed Uses

Agriculture • Agricultural Buildings • Agri-Tourism • Boarding Kennels (Where the use is ancillary to the use of the dwelling as a main residence) • Burial Grounds • Extractive Industry/ Quarrying • Equestrian • Farm Shop (Only where the bulk of the produce is produced on the farm) • Forestry related activities • Horticulture • Caravan and Camping Park (No static mobile homes or permanent structure unless ancillary to the operation of the campsite shall be permitted) • Golf Course • Open Space • Research and Development (Rural related research and development only) • Residential (Subject to compliance with the Rural Settlement Strategy) • Restaurant/Cafe (Only where ancillary to tourism uses or conversion of protected or vernacular structures) • Sustainable Energy Installations • Utility Structures

Open for consideration

Community Facility • Cultural Facility • Garden Centre • Micro Businesses • Playing Fields • Recreational Facility • Sports Club • Telecommunication Structures • Education • Workshop (only where ancillary to an existing dwelling where it is demonstrated that the proposed activity is carried out by a resident of the dwelling, with no visiting members of the public) • Veterinary Clinic





Not to scale.
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Trim	2 mins
Navan	18 mins
Hill of Tara	18 mins
M3	18 mins
Dublin Airport	30 mins
Dublin City	51 mins



Bus Routes	
Dublin	111
Dublin	109B
Drogheda	190



M3 Parkway 23 Min Drive



Lands for Sale



SERVICES

We understand that all main services are available. However, intending purchasers should satisfy themselves as to the availability and adequacy of all services.

TITLE

We understand the property is held under Freehold title.

BER DETAILS

BER Exempt

ASKING PRICE

On Application

FURTHER INFORMATION

Viewing is strictly by arranged appointment only with joint agent Lisney and Loman Dempsey Property Consultants.

CONTACTS



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