

FOR SALE BY PRIVATE TREATY
RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P)

LANDS AT RATHDRUM

CO. WICKLOW



OVERVIEW

- » Exciting Residential Development Opportunity (S.P.P.)
- » Site extending to approx. 13.72 ha (33.89 acres), comprising 7.27 ha (17.97 acre) zoned residential, 6.25 ha (15.44 acre) zoned active open space and 0.19 ha (0.48 acre) unzoned lands
- » Rathdrum LAP states a density of 20 units per hectare under the residential zoning
- » Situated in the picturesque village of Rathdrum and a short drive to the M11 Motorway
- » Rathdrum offers a selection of local shops, pubs and restaurants and the train station in the village allows for an easy commute for those working in Dublin
- » Extensive road frontage onto Greenane Road



DESCRIPTION

The property comprises an irregular shaped, greenfield site of approximately 13.72 ha (33.89 acres). Comprising the following:

ZONING	HECTARES	ACRES
RESIDENTIAL	7.27	17.97
ACTIVE OPEN SPACE	6.25	15.44
UNZONED	0.19	0.48
TOTAL	13.72	33.89

The site itself is slightly sloping throughout towards the north east corner of the site, is laid in grass throughout and is bounded by a mix of hedgerow and fencing.

Access to the site is provided from the Greenane road with road frontage of approximately 150m.

The site is governed under the Rathdrum Local Area Plan (further detail below) which states the site could cater for approx. 20 units per hectare and also benefits from access to foul sewers located within the site.

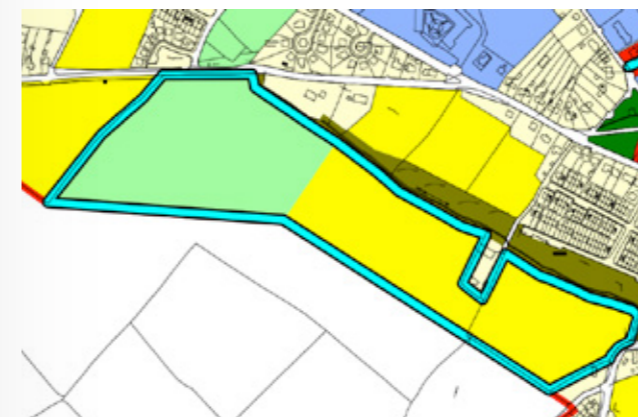
LOCATION

The lands are situated in a high-profile location on the western side of Rathdrum Village and a short drive to the M11 motorway.

Rathdrum is a well-established commuter location with excellent local amenities and transport links to Dublin and Wicklow. It is situated high on the western side of the Avonmore river valley, which flows through the Vale of Clara. Rathdrum is located approximately 60km south of Dublin City Centre, 17km from Wicklow Town and 12km from Glendalough. There is a good road network servicing Rathdrum and the local Wicklow towns close to the N11 motorway.

Rathdrum is also well connected by public transport with a regular bus service as well as Rathdrum train station which services the Connolly Station to Rosslare train line, it also provides a good commuter service to Dublin City.

Given its location and proximity to the Wicklow gap, Rathdrum is a very popular village amongst tourists and hillwalkers. The village itself has a few local cafes, pubs and convenience shops as well as various amenities such as Rathdrum Rugby, GAA and Gymnastic clubs. There is also a cycle route from Rathdrum to the Wicklow Gap.



Zoning map (Boundaries for illustrative purposes only)



Site map (Boundaries for illustrative purposes only)

ZONING

The property is in an area designated both 'New Residential' and 'Active Open Space' within the Rathdrum Local Area Plan 2017. According to the Rathdrum Local Area Plan 2017, the subject site is highlighted as an 'Action Area/Opportunity Site'.

'New Residential' is described as 'To protect, provide and improve residential amenities at a density up to 20 units/ha.'

Uses generally appropriate for residential zoned areas include the following; Houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes,

childcare, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP.

'Active Open Space' is described as 'To protect and enhance existing and provide for new active open space.'

Uses appropriate for active open space zoned land include the following; Sport and active recreational uses including infrastructure and buildings associated with same.

				
RATHDRUM MAIN STREET 400M	TRAIN STATION 900M	DUBLIN CITY CENTRE 60 MIN DRIVE	GREYSTONES DART 30 MIN DRIVE	WICKLOW TOWN 15 MIN DRIVE



FURTHER INFORMATION

Method of Sale

The subject 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.

CONTACTS

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