

RIVERMEADE,
CO. DUBLIN



FOR SALE – SUPERB ZONED RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P.)

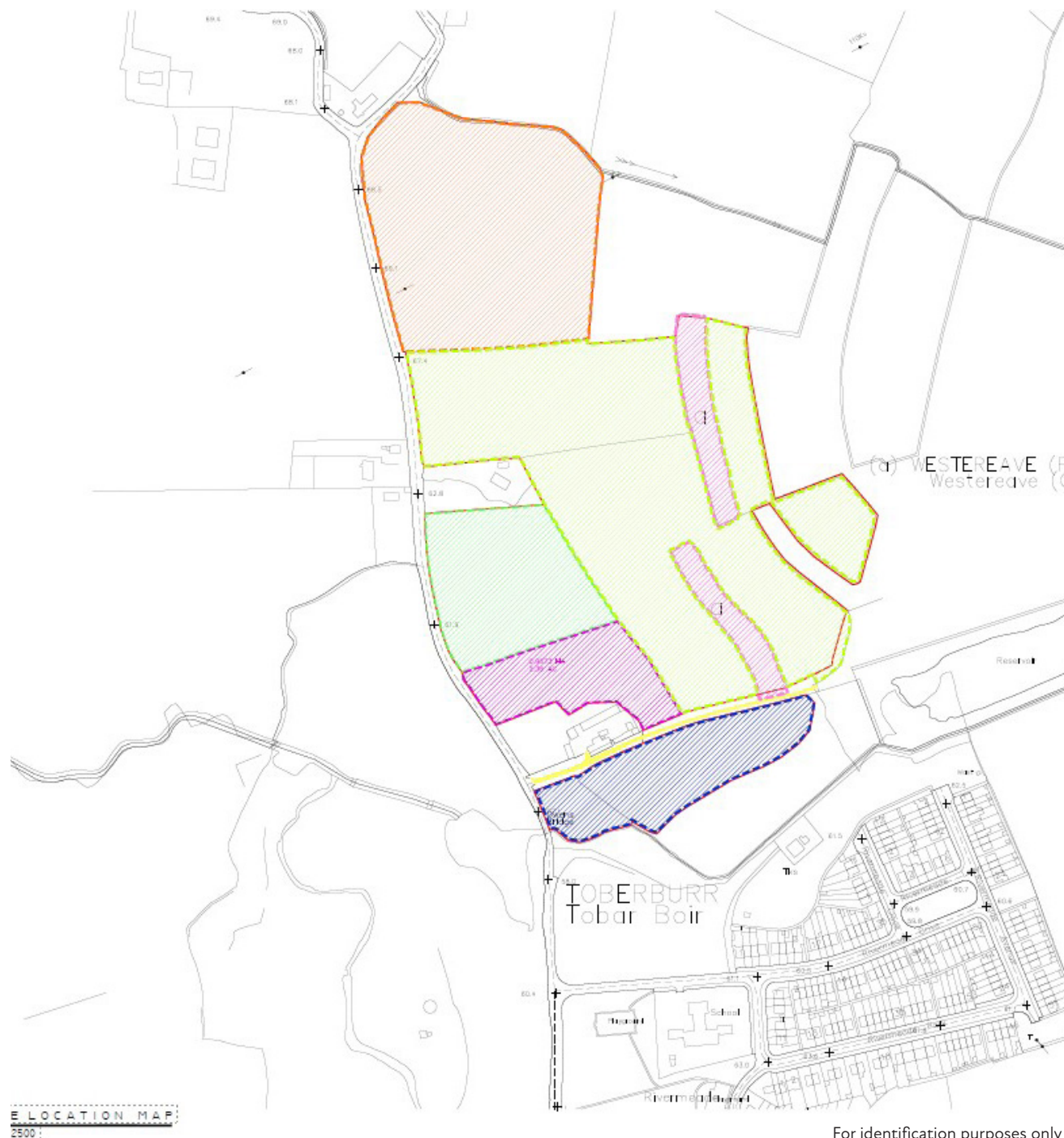
Rivermeade, Co. Dublin

Approx. 36 acres

Description

Rivermeade, is a well-established and expanding area within County Dublin's commuter belt. This attractive holding presents an excellent opportunity with significant potential in a location experiencing strong residential demand.

The lands comprise a greenfield site at Rivermeade, which is a Rural Village within the Dublin Metropolitan Area and 6km west of Swords, Co Dublin. The lands extend to approximately 36 acres (14.6 hectares) and are accessed by R108 via Toberburr Road. The site is bounded by the existing Rivermeade development to the south, St. Margaret's Golf Course to the West and agricultural lands to the north and east. The existing Rivermeade Estate consist of around 176 houses which were constructed in circa 1980 and comprises Mary Queen of Ireland National School at its entrance, playing field and playground with secondary schools located in Swords. Set amidst a semi-rural backdrop, the lands offer a blend of peaceful countryside living with the convenience of city access making them particularly appealing to families and first-time buyers.



For identification purposes only

Location

Rivermeade is located just north-west of Swords, one of Dublin's largest and fastest-growing urban centres. Swords is the third largest town in Ireland and hosts a range of shopping and supermarket options including Swords Pavilions Shopping Centre, Airside Retail Park, Tesco, SuperValu and Lidl. The area also offers a number of eateries and pubs in the town centre and benefits from close proximity to the coastal amenities of Malahide and Portmarnock.

The area hosts a number of local employers, such as Ryanair, HSE, Fujitsu and Dublin Airport which provides 19,900 direct jobs with a further 11,700 indirect jobs from firms which support or supply the Airport. Rivermeade is also highly accessible to Dublin City Centre employers and colleges.



Swords Town Centre - approx. 10 mins drive.

Featuring the Pavilions Shopping Centre, primary and secondary schools, gyms, restaurants, and major retailers.



Dublin Airport – approx. 12 mins drive.

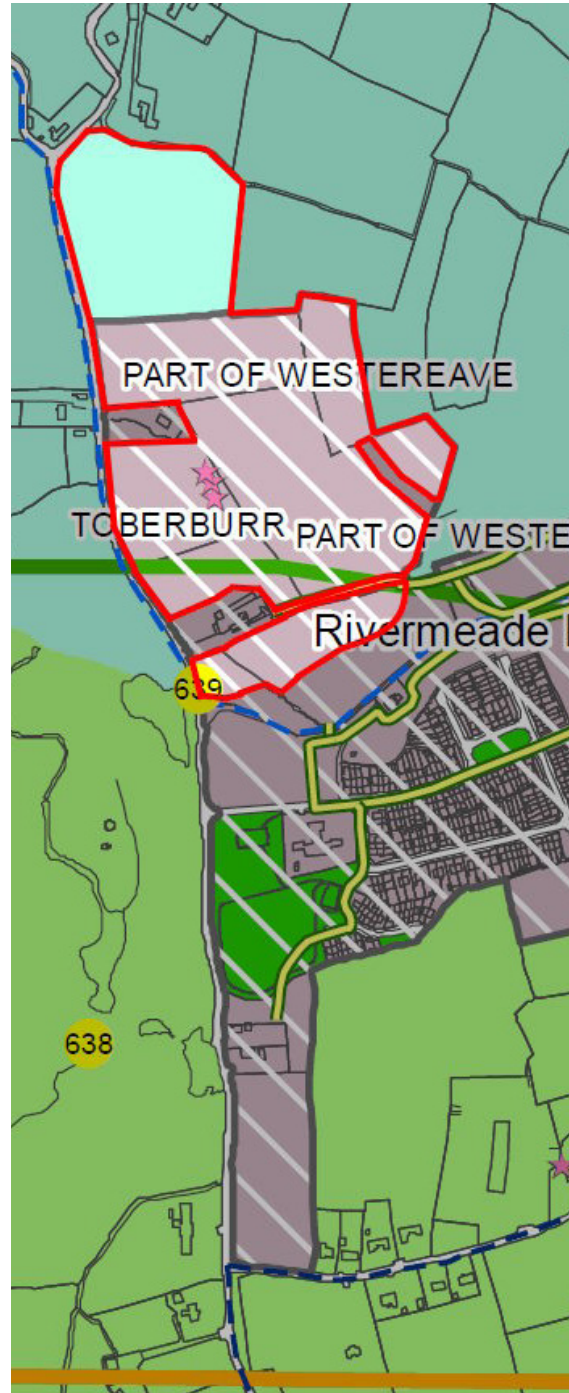
Making the location ideal for airport staff or frequent travellers.



Dublin City Centre - approx. 25–30 mins via M1/M50.

Strong connectivity via the M1 motorway and M50 orbital route, offering direct access to Dublin city and the wider national road network.

There are regular 40B Dublin Bus services connect Rivermeade to Swords and Dublin City Centre, with future improved public transport links under regional Fingal Development plans.



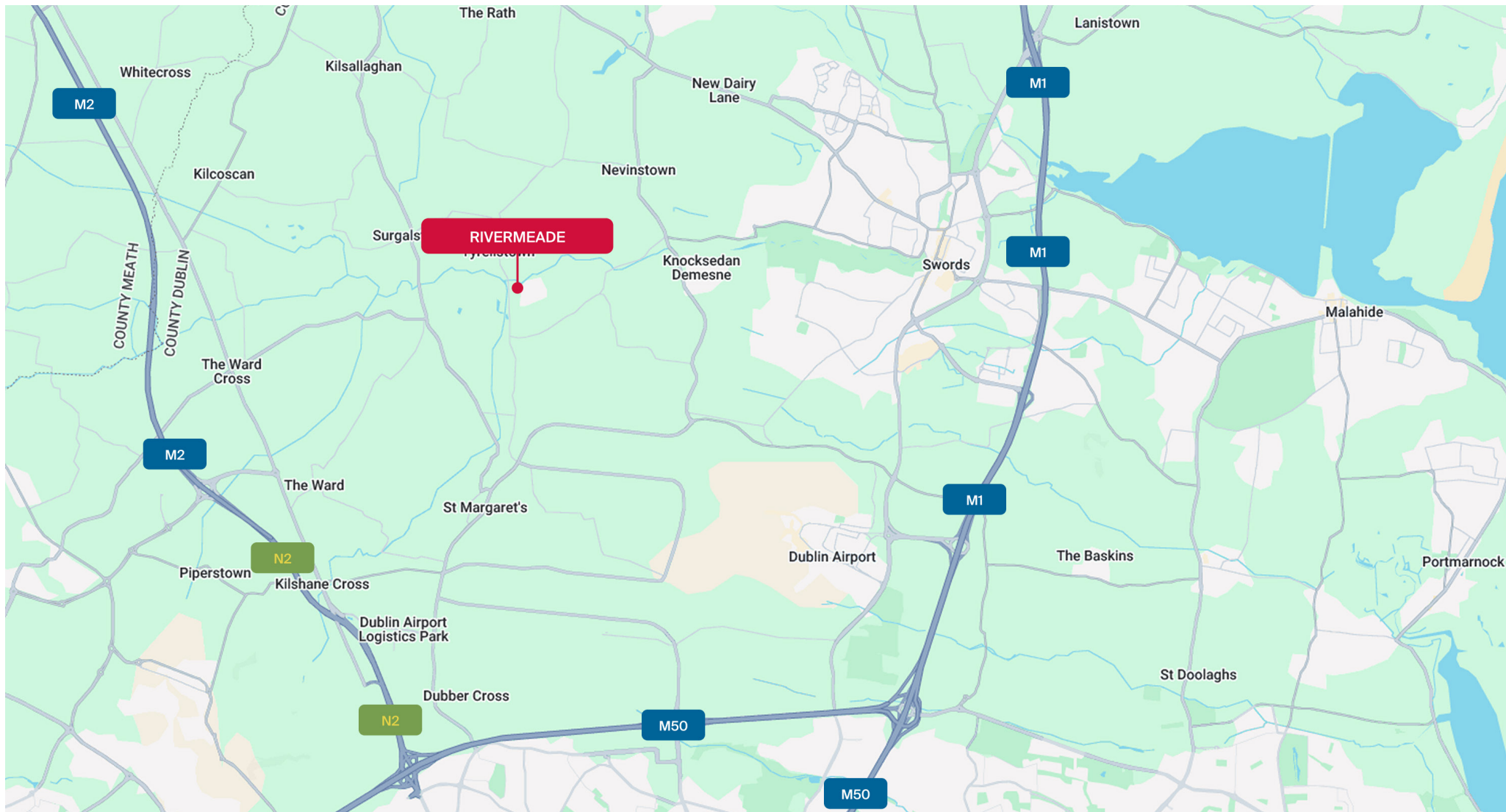
Zoning

The lands fall under the Fingal Development Plan 2023-2029, under which the majority of the site is zoned RV – Rural village that is to Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure. Residential, childcare facilities and retail/convenience are permitted in principle under this zoning objective.

The balance of the land to the north of the lands holding is zoned RU – Rural, that is to 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.

Additionally, the Fingal Development Plan contains a local objective no. 45 which states ' Fingal County Council commits to delivering the necessary upgrade of Toberburr Road in the short term, to include forward visibility at a number of sharp bends, through verge widening, and a shared footpath and a cycle lane along one side'.

The lands previously fell under the Rivermeade Local Area Plan 2018, however, we understand that this Local Area Plan has now expired.



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BER not applicable. Viewing strictly by appointment. Price on Application

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