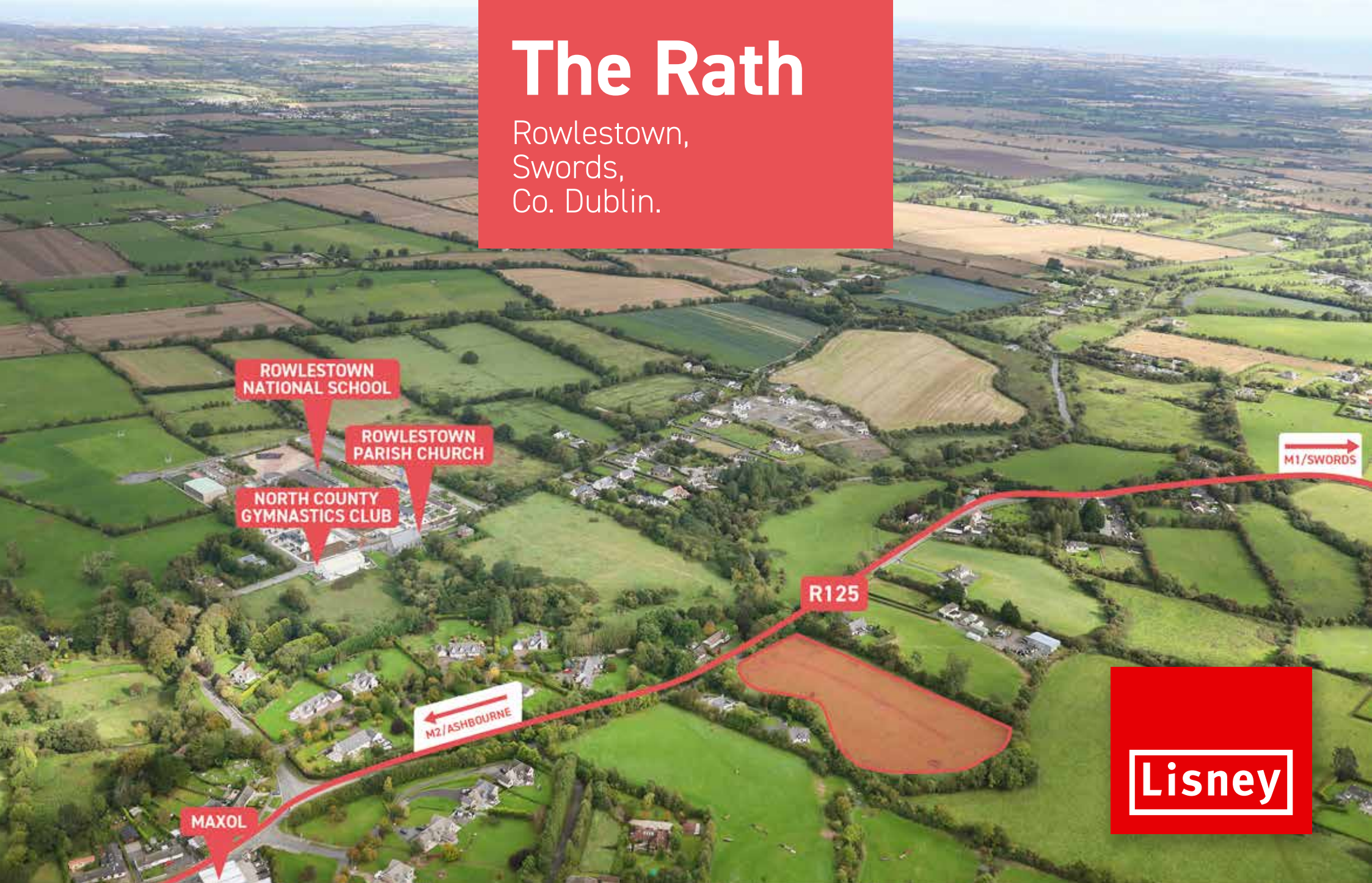


The Rath

Rowlestown,
Swords,
Co. Dublin.



Residential Development Site with FPP for 9 Houses. 2.13 Ha (5.3 Acres).

Features

- Approx 2.13ha (5.3 hectares)
- Located on the southern side of the Ashbourne to Swords Road (R125) in Rowlestown which is approximately 3km east of the M2 motorway
- Approximately 6km west of Swords and approximately 20km north of Dublin City Centre
- FPP for a scheme of 9 residential units 5 detached 5-bed houses with detached garages and 4 detached 4-bed houses with detached garages
- Title: Freehold
- Frontage of approximately 90m to the R125 and is approximately 0.5km east of the Maxol filling station in Rowlestown.

Location

The property is located on the southern side of the Ashbourne to Swords Road (R125) in Rowlestown which is approximately 3km east of the M2 motorway, approximately 6km west of Swords and approximately 20km north of Dublin City Centre. The site has frontage of approximately 90m to the R125 and is approximately 0.5km east of the Maxol filling station in Rowlestown.

These lands represent an opportunity for a developer/builder to acquire and proceed to construct based on the current planning permission an exclusive attractive scheme in a very accessible north Dublin location with ease of access to both the M1 and M2 motorways and the major town centres of Swords and Ashbourne.

Locally there is a newly developed Maxol service station, new Rowlestown National School, North County Gymnastics Club, Fingal Ravens GAA Club and Rowlestown Parish Church.



Fingal Development Plan 2017 – 2023.

The property is situated in an area that is zoned RV – Rural Village “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”.





DUBLIN AIRPORT

M1/SWORDS

R125

M2/ASHBOURNE

MAXOL

Planning

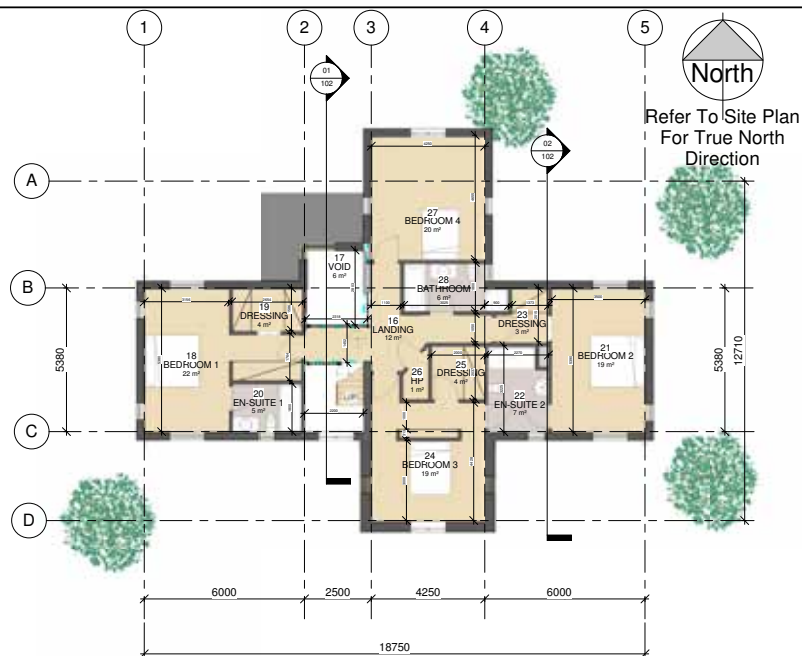
The property has the benefit of full planning permission for a scheme of 9 residential units 5 detached 5-bed houses with detached garages and 4 detached 4-bed houses with detached garages which was granted on 30th May 2019 for 5 years Decision Order No: PF/0797/19 and Register Ref: F18A/0522.

No	Description	House Type	Site Area	SQM	Detached Garage
1	Detached 5-bed two storey	2	0.48 acres	334	Yes
2	Detached 5-bed two storey	2	0.37 acres	334	Yes
3	Detached 4-bed two storey	1	0.40 acres	292	Yes
4	Detached 5-bed two storey	2	0.40 acres	334	Yes
5	Detached 4-bed two storey	1	0.42 acres	292	Yes
6	Detached 4-bed two storey	1	0.38 acres	292	Yes
7	Detached 5-bed two storey	2	0.52 acres	334	Yes
8	Detached 5-bed two storey	2	0.50 acres	334	Yes
9	Detached 4-bed two storey	1	0.42 acres	292	Yes

The Development

The development will offer large detached houses with separate garages on generous sites in a landscaped and attractive rural setting but within easy reach of the M1 and M2 motorways, Dublin Airport and Dublin City Centre. The development is laid out with direct access elevated from the R125 along a winding avenue with each house set in an alternative orientation.

No	Type	Description	Sqm	Sqft
1	Det House	5-Bed	334	3,595
2	Det House	5-Bed	334	3,595
3	Det House	4-Bed	292	3,143
4	Det House	5-Bed	334	3,595
5	Det House	4-Bed	292	3,143
6	Det House	4-Bed	292	3,143
7	Det House	5-Bed	334	3,595
8	Det House	5-Bed	334	3,595
9	Det House	4-Bed	292	3,143
Totals			2,838	30,545



First Floor ISOMETRIC

Area Schedule (Rentable)					
Level	Area	Count	Name	INTERNAL FLOOR AREA	GRAND TOTAL
Level 1-Ground Floor-Conte xt	147 m ²	1	Area		
Level 3-First Floor	145 m ²	1	Area		
Grand Total: 2					



NOTES

A1

1. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. DIMENSIONS TO BE CHECKED ON SITE.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL & ENGINEERING DRAWINGS AND ALL OTHER RELEVANT DRAWINGS & SPECIFICATIONS
3. ALL LEVELS RELATE TO O.S. DATUM AT MALIN HEAD UNLESS NOTED OTHERWISE

ALL WORKS TO COMPLY WITH
CURRENT BUILDING REGULATIONS

CONTRACTOR RESPONSIBLE FOR
COMPLIANCE WITH CURRENT
BUILDING REGULATIONS

TO MITIGATE AGAINST FUTURE DEGRADATION OF BUILDING ELEMENTS AND PREVENT RISK TO HEALTH AND SAFETY, DETAILS OF SITE CONDITIONS AND HARDCORE MATERIAL MAY BE REQUESTED/CHECKED AS PART OF A BUILDING CONTROL INSPECTION, THEREFORE IT IS RECOMMENDED THAT:

THE DEVELOPER SHALL SATISFY HIMSELF OF THE SUITABILITY OF THE GROUND CONDITIONS FOR THE PURPOSE OF SUPPORTING THE DEVELOPMENT, BY CARRYING OUT NECESSARY SITE INVESTIGATION INCLUDING CHEMICAL ANALYSIS OF SOILS TO ENSURE THAT THERE ARE NO HARMFUL CONTAMINANTS OR HAZARDS, WHICH WOULD CAUSE DETERIORATION OF ANY ELEMENT OF THE DEVELOPMENT

HARDWARE MATERIALS USED IN BACKFILL, EXCAVATIONS, FLOORS, ROAD BASES ETC SHOULD BE CERTIFIED BY COMPETENT LABORATORY THAT THEY ARE OF A SUITABLE NATURE AND QUALITY IN RELATION TO THE PURPOSE AND CONDITIONS OF THEIR USE. THEY SHOULD BE CHEMICALLY ANALYZED TO CHECK IF SUCH MATERIALS CONTAIN ANY CHEMICALS, WHICH SHOULD ALSO INCLUDE THE PETROGRAPHIC INDICATOR OF SWELLING POTENTIAL.

[illegible]

Status

PLANNING

Client

Oak Vision Ltd

Project

PROPOSED
RESIDENTIAL
DEVELOPMENT AT
THE RATH,
ROWLESTOWN

Drug 1

HOUSE TYPE 1- FLOOR
PLANS & 3D ISOMETRIC
VIEWS

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C. DOHERTY FINEGAN KELLY CONSULTING ENGINEERS

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Drawn By:

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Scale:
1 : 100

Date:

13.09.18

Title

Freehold

Viewing and Further Information

Viewing is strictly by prior arranged appointment only.

For further information contact either:

Cathal Daughton 01 638 2737 cdaughton@lisney.com

Martin O' Halloran 01 638 2791 mohalloran@lisney.com



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

Lisney