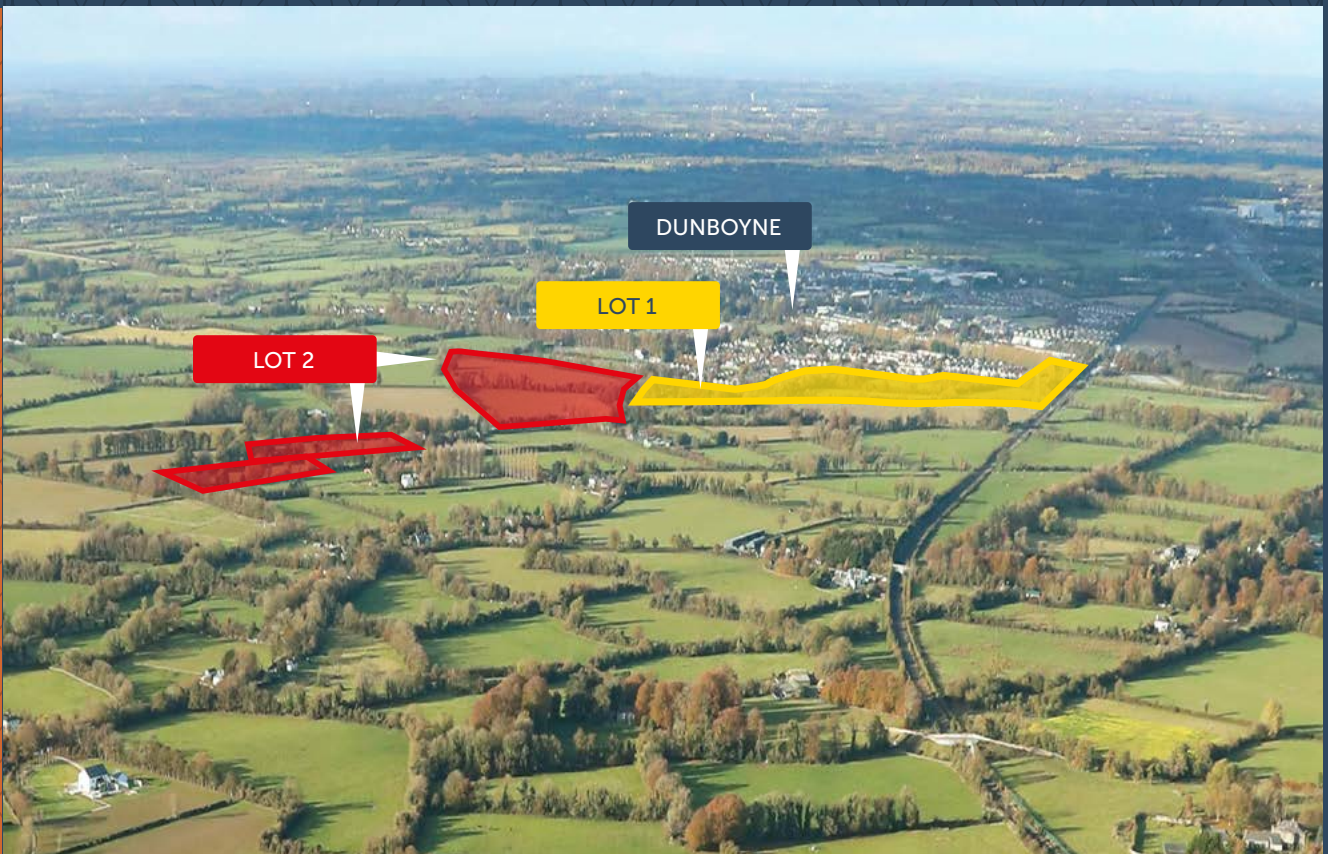


# Rooske Lands

ROOSKE ROAD | DUNBOYNE | CO. MEATH

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



## HIGHLIGHTS



Development lands extending to 72.87 acres (28.49 ha)



Site currently in agricultural use



Lot 1 - 26.78 acres (10.84 ha) zoned A2 new residential.  
Lot 2 - 46.09 acres (18.65 ha) unzoned



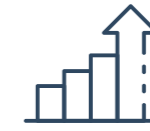
Excellent residential location 500 meters from Dunboyne Town Centre



Situated close to numerous transport links



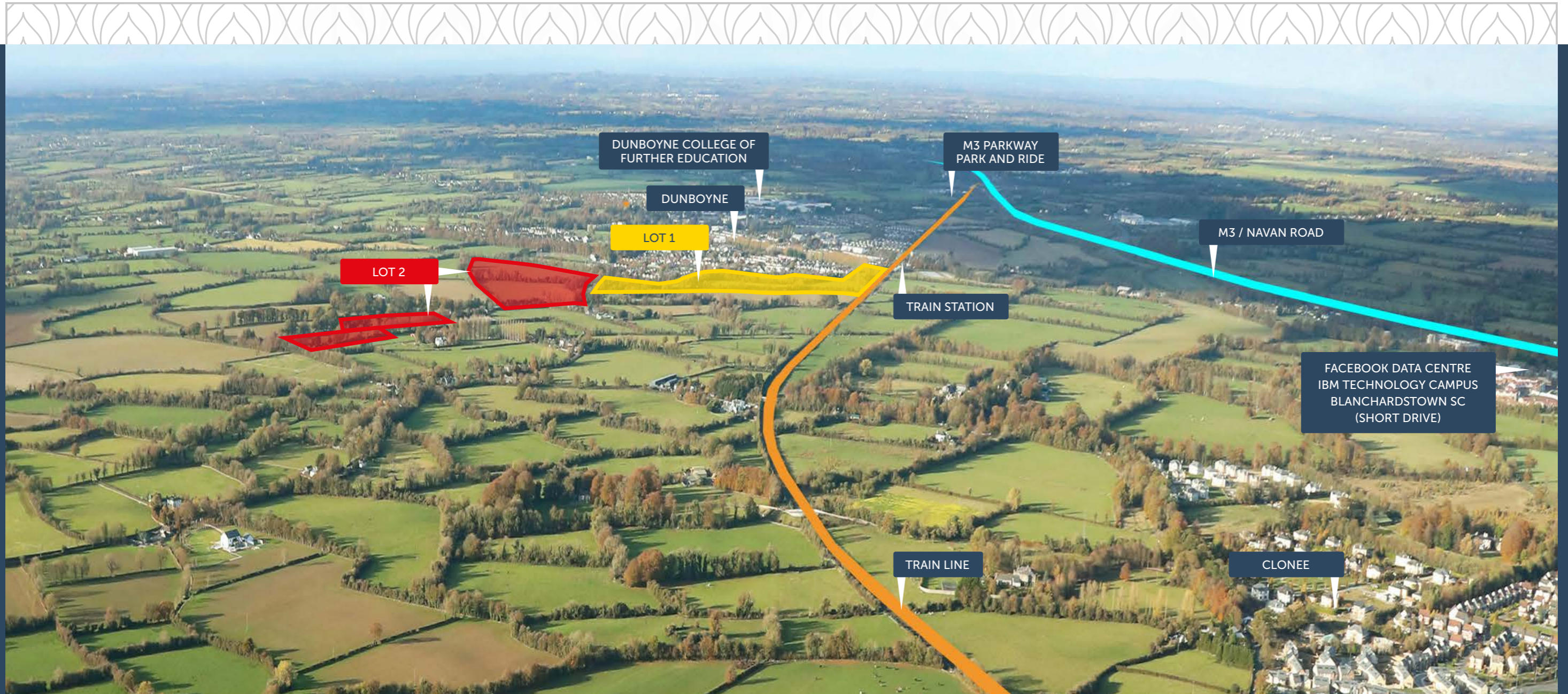
Convenient access to Dublin City Centre – 30 minute commute



Increasing demand for residential accommodation



Wide range of amenities in the immediate area



## LOCATION AND AMENITIES

THE LANDS ARE LOCATED IN DUNBOYNE, A COMMUTER TOWN APPROXIMATELY 17KM NORTHWEST OF DUBLIN CITY CENTRE.

The property is situated on the Rooske Road, approximately 500 meters south of Dunboyne town centre and benefits from extensive road frontage (approx. 750 meters).

Dunboyne Train Station, which provides regular services to Dublin City Centre, is within 20 minutes walking distance. The M3 Motorway is easily accessible at Exit 5 providing convenient connectivity to the M50 Motorway and the wider national motorway network. In addition, Dublin Airport, via the M50, is accessible within 30 minutes' drive time from Dunboyne.

Dunboyne and nearby towns benefit from a strong employment base with large multinationals such as Meta (data centre), Intel, Shire, Kepak and IBM all within a 5km radius.

Dunboyne is well serviced by local amenities including Avoca, Supervalu, Dunboyne Athletic Club, St Peters GAA club, numerous cafes, creches and restaurants. In addition, Blanchardstown Shopping Centre is located within close proximity, via the M3.

In addition, the Dunboyne Castle Hotel and Spa is located in the centre of the town which includes 145 hotel rooms.

In terms of schools, Dunboyne is well catered for with Dunboyne College of Further Education, St. Peters secondary school and Dunboyne Junior Primary School situated close to the lands.

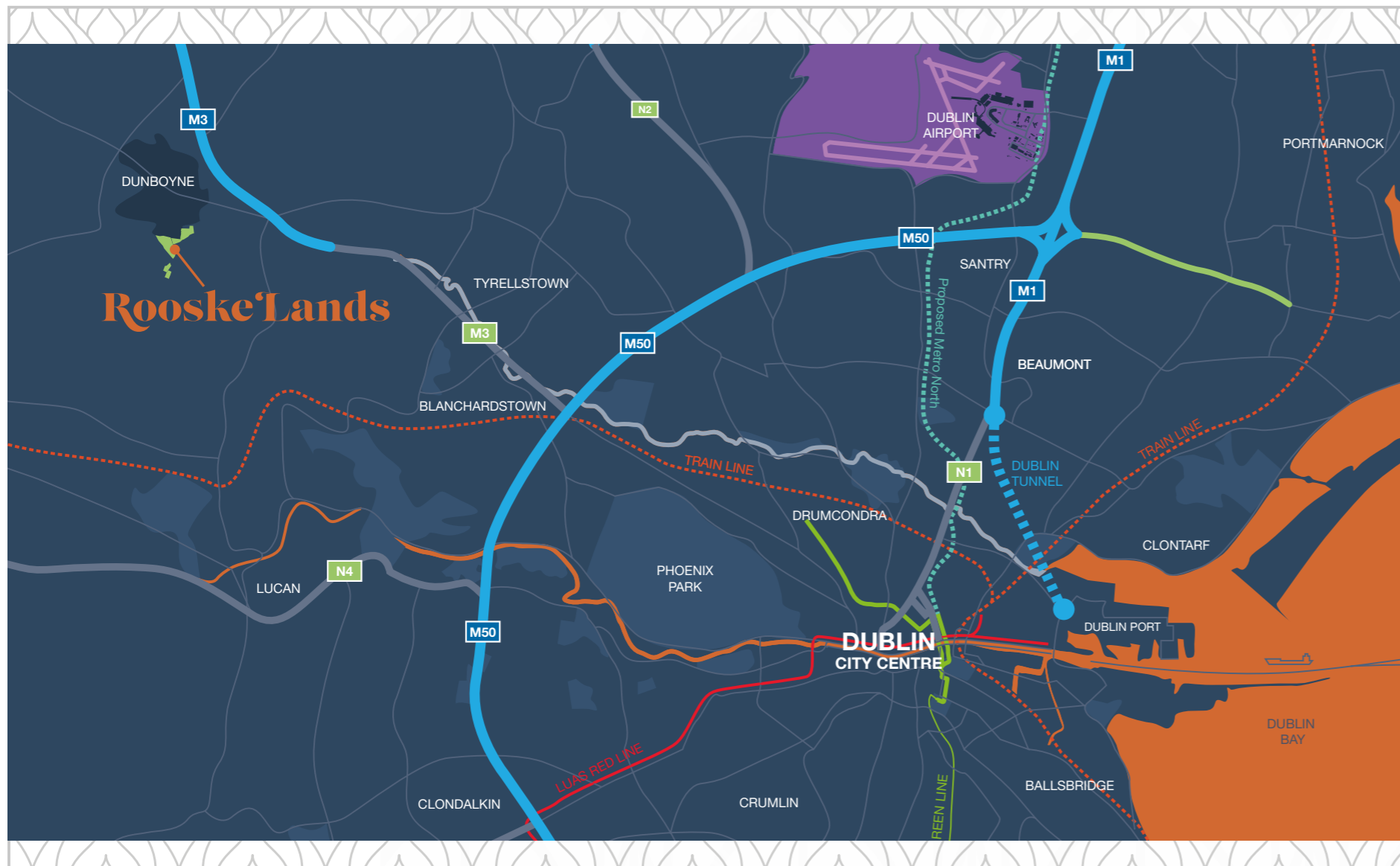
## DESCRIPTION

The property comprises greenfield development lands, irregular in shape, fragmented and predominantly in agricultural use, extending to a total area of 72.87 acres (28.49 ha). The lands generally have a level topography throughout.

The lands are available in two separate lots or in their entirety, per the imagery throughout.

Lot 1 comprises 26.78 acres (10.84 ha) of predominantly A2 residential and A1 residential zoned lands. This lot incorporates an existing, derelict, residential dwelling and a number of outbuildings. We understand neither the dwelling nor the outbuildings are protected structures.

Lot 2 comprises 46.09 acres (18.65 ha) of fragmented, unzoned lands which are currently in agricultural use.



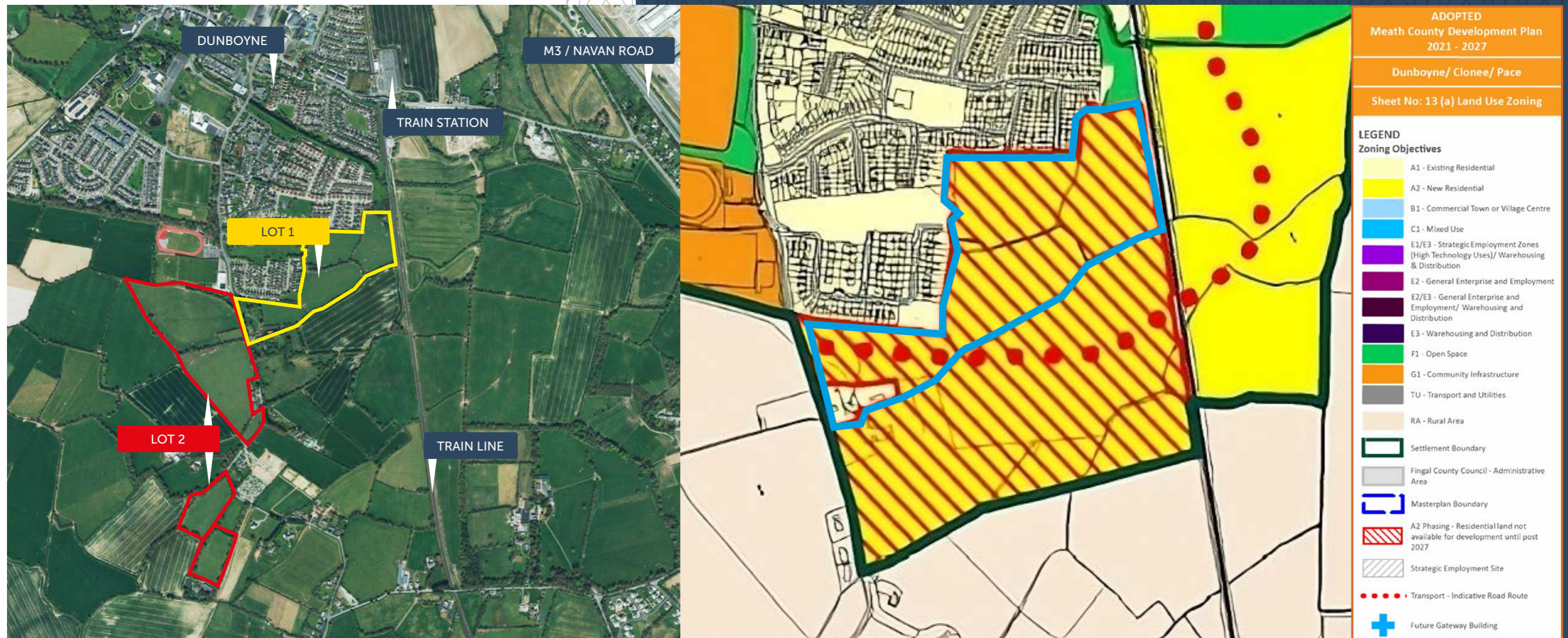
# Rooske Lands

## ZONING

The lands are currently zoned under the Meath County Development Plan 2021 – 2027 as follows:

Lot 1 (26.78 acres / 10.84 ha) – Zoned A2 (A2 Phasing) “New Residential – to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy” and A1 “Existing Residential - to protect and enhance the amenity and character of existing residential community”, as outlined in the below zoning map excerpt

Lot 2 (46.09 acres / 18.65 ha) – Currently not zoned.



For illustrative purposes only.

# Rooske Lands

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## SERVICES

Interested parties are advised to satisfy themselves as to the availability of these services.

## TITLE

we understand the property is held Freehold. Full Title details are available from the vendors solicitor

## VIEWING

For further information or to arrange a viewing please contact sales agents JLL as per the following contact details.

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