

MARKET SQUARE
SITE WITH F.P.P FOR 29 RESIDENTIAL UNITS
RATHDRUM | CO. WICKLOW



LOCATION

Rathdrum is a well-established and increasingly sought-after town in the heart of County Wicklow, combining excellent connectivity to Dublin with an outstanding natural and lifestyle offering. Strategically positioned just off the N11/M11 corridor, the town enjoys direct road access to South Dublin, with journey times of approximately 45–50 minutes to the M50, making Rathdrum a highly attractive commuter location.

The town is also served by Rathdrum Train Station, located on the Dublin–Rosslare rail line, providing regular and reliable services to Dublin Connolly, Grand Canal Dock and Pearse Street, further enhancing its appeal to commuters and families alike.

Rathdrum benefits from immediate proximity to the Wicklow coastline, with popular seaside towns such as Wicklow Town, Greystones and Brittas Bay all within easy reach, offering beaches, coastal walks and sailing facilities. Inland, the town sits at the gateway to the Wicklow Mountains, providing unrivalled access to hill walking, hiking and outdoor pursuits, including nearby Glendalough, Roundwood and the Sally Gap.



LOCATION

One of the area's standout attractions is Avondale Forest Park and the Avondale Treetop Walk, a major national visitor amenity offering world-class forest walks, cycling trails and family facilities, located just minutes from the town centre.

Rathdrum itself is a thriving community with a strong local identity, offering a range of schools, shops, cafés and services, together with a broad selection of sports and recreational clubs, including GAA, soccer, rugby, athletics, golf and tennis, catering to all age groups.

Overall, Rathdrum represents a rare combination of Dublin commuter convenience, coastal accessibility and outstanding countryside and recreational amenities, positioning it as one of Wicklow's most compelling residential and lifestyle locations.



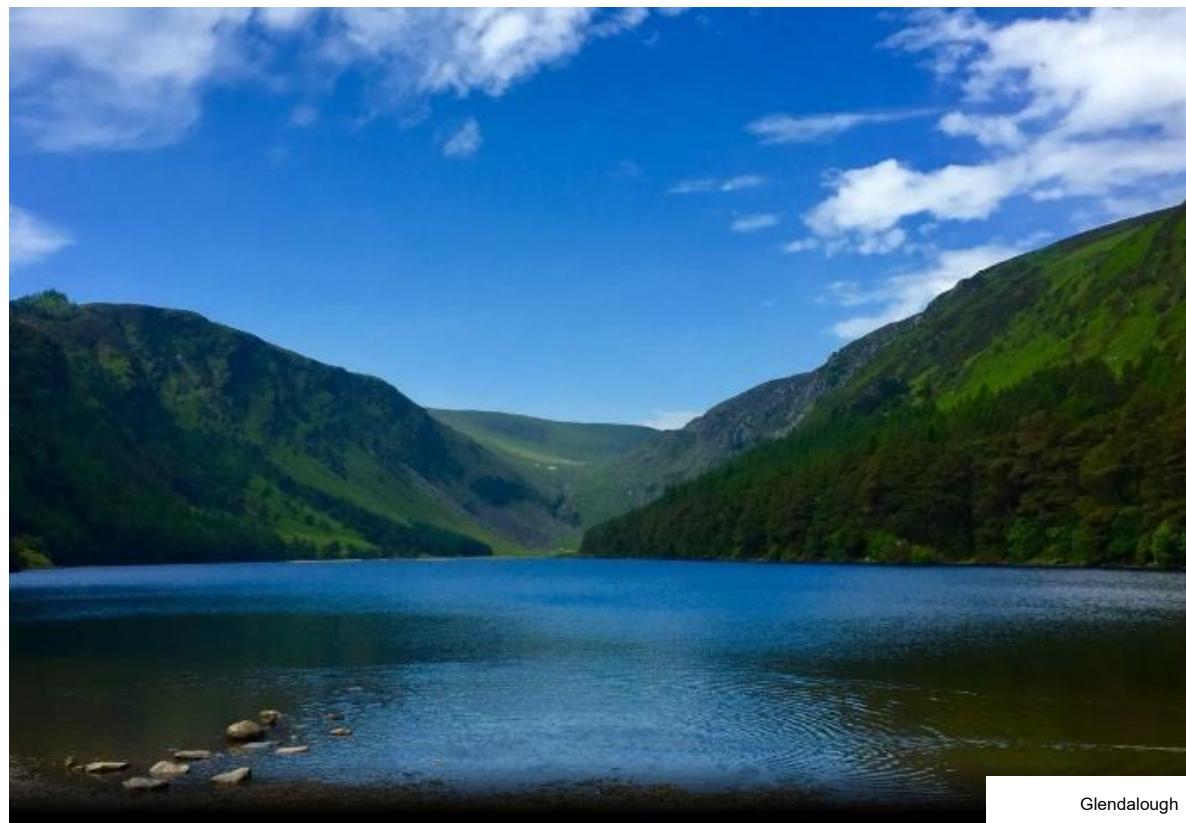
Rathdrum Village



Rathdrum Village



Hidden Valley



Glendalough

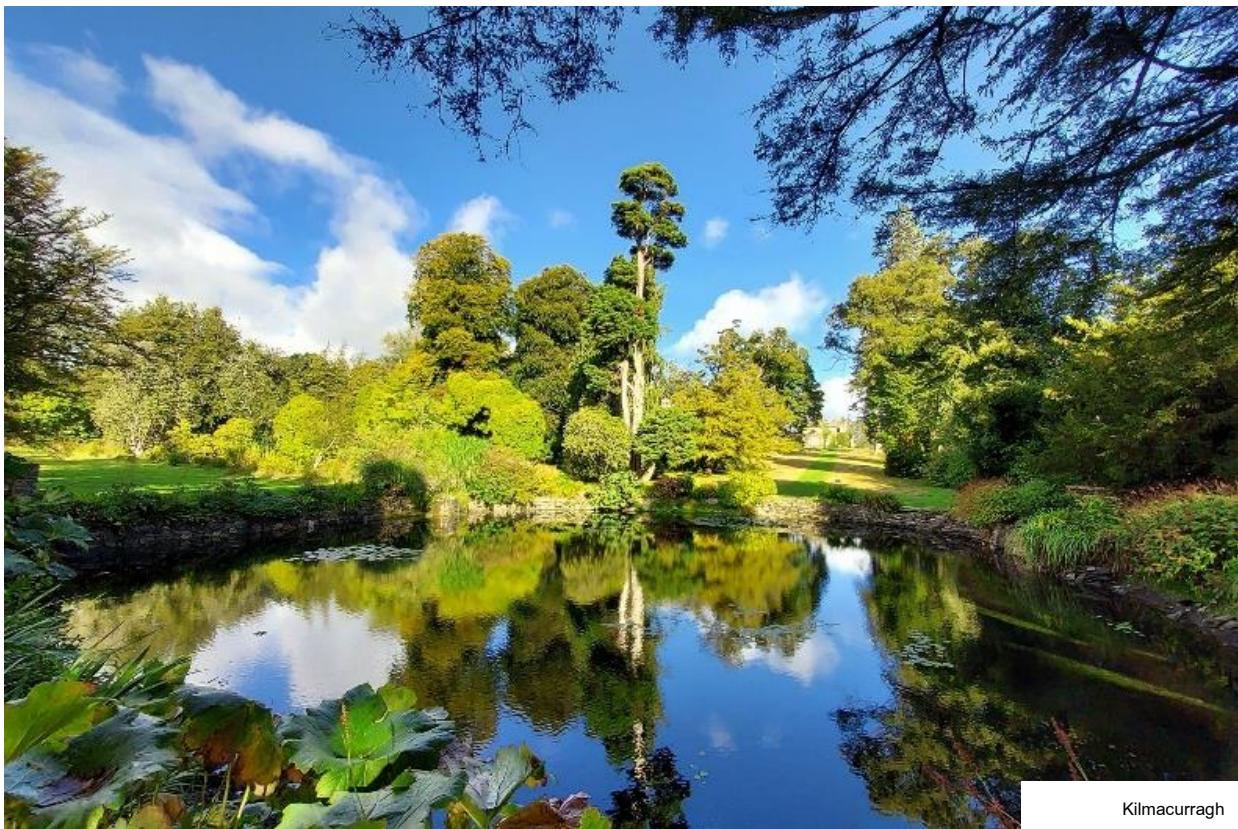
LOCATION



Rathdrum Rail Viaduct



Avondale Treetop Walk



Kilmacurragh



Avondale Forest Park

This is a rare opportunity to acquire a shovel ready ready-to-go residential development site with Full Planning Permission for 29 residential units (Planning Ref. 2560549). The scheme has been carefully considered and represents a highly deliverable project, ideally suited to both regional and national housebuilders seeking a low-risk, market-ready opportunity.

The proposed development comprises a sensibly designed, developer-friendly mix of modern family homes, laid out to maximise efficiency, buildability and saleability. The design reflects proven house types that align closely with current market demand, ensuring strong purchaser appeal and streamlined delivery on site.

Located in County Wicklow, the development benefits from a strong and established new homes market, underpinned by consistent buyer demand and limited competing supply. Importantly, the proposed homes fall comfortably within the First Home Scheme and Help to Buy thresholds, significantly enhancing affordability and broadening the purchaser pool. This materially reduces sales risk and supports strong absorption rates once launched.

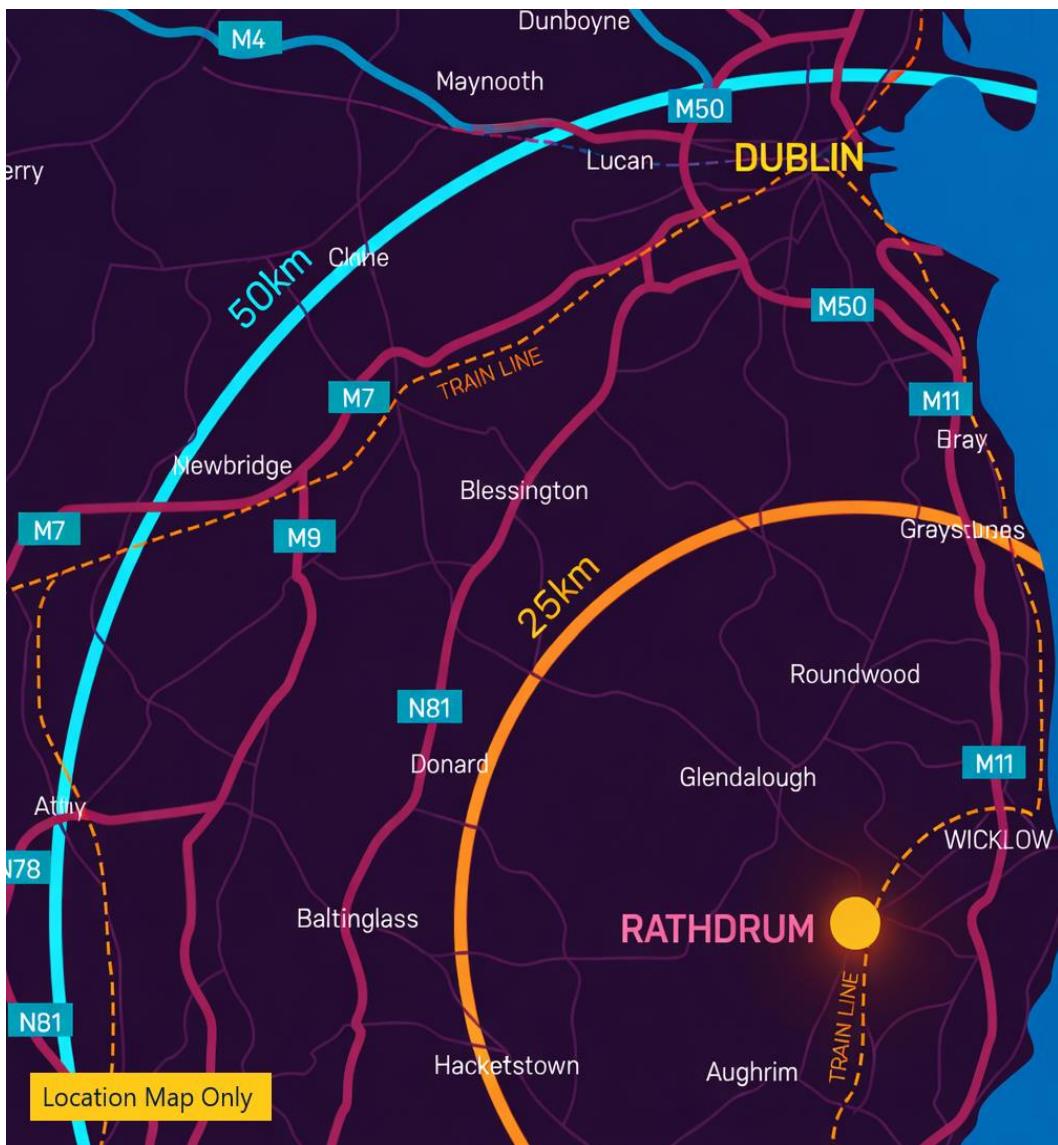
The site enjoys excellent accessibility, with convenient transport links and proximity to local amenities, further reinforcing its attractiveness to owner-occupiers and commuters alike. From a delivery perspective, the scheme offers a clear pathway to construction, with planning risk removed and all key fundamentals in place.

Full (GDV) analysis and supporting information are available upon request. This represents a turn-key development opportunity in a high-demand location, offering certainty, efficiency and strong market fundamentals.



PROPOSED DEVELOPMENT

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RATHDRUM - MARKET SQUARE SITE					
NO.	TYPE	BEDS	BATH	M2	FT2
1	D1 - Ground Floor Apt	1	1	49.3	530.5
2	D1 - First Floor Apt	1	1	44.89	483.0
3	B - Mid Terrace	3	3	100.2	1,078.5
4	B - Mid Terrace	3	3	100.2	1,078.5
5	B - Mid Terrace	3	3	100.2	1,078.5
6	B - Mid Terrace	3	3	100.2	1,078.5
7	D2 - Ground Floor Apt	1	1	51.58	555.2
8	D2 - First Floor Apt	1	1	47.16	507.6
9	B - Semi Detached	3	3	100.2	1,078.5
10	B - Semi Detached	3	2	107	1,151.0
11	C - Semi Detached	2	1	72.4	779.3
12	C - Semi Detached	2	1	72.4	779.3
13	B2 - End Terrace	3	2	95.4	1,026.9
14	A - Mid Terrace	2	2	88	947.2
15	A - Mid Terrace	2	2	88	947.2
16	A - Mid Terrace	2	2	88	947.2
17	A - Mid Terrace	2	2	88	947.2
18	A - End Terrace	2	2	85	914.9
19	B - End Terrace	3	3	100.2	1,078.5
20	B - Mid Terrace	3	3	100.2	1,078.5
21	B - Mid Terrace	3	3	100.2	1,078.5
22	B - Mid Terrace	3	3	100.2	1,078.5
23	B - End Terrace	3	3	100.2	1,078.5
24	E - Apartment End (1) Part V	1	1	62.45	704.5
25	E - FF Apartment End (2) Part V	1	1	55.13	593.4
26	E - GF Apartment Mid (3) Part V	2	1	74.57	802.0
27	E - FF Apartment Mid (4)	2	1	75.3	810.5
28	E - FF Apartment End (5)	2	1	89.9	967.7
29	E - FF Apartment End (6)	2	1	78.9	849.3
29		64	56	2415.38	26,029.3



PROPOSED DEVELOPMENT

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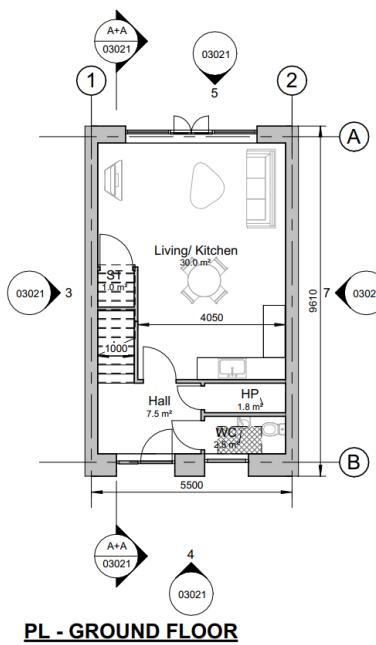




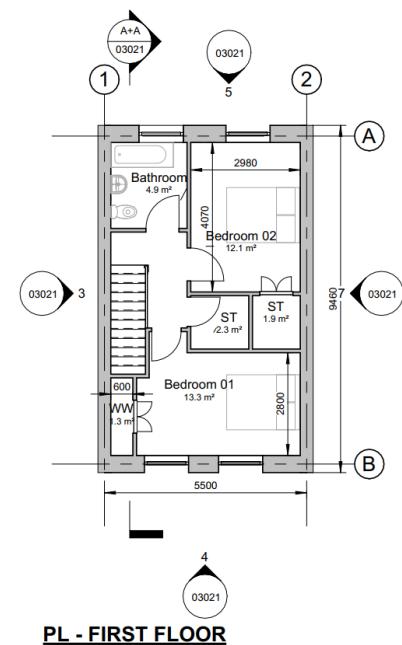
PL - SECTION AA



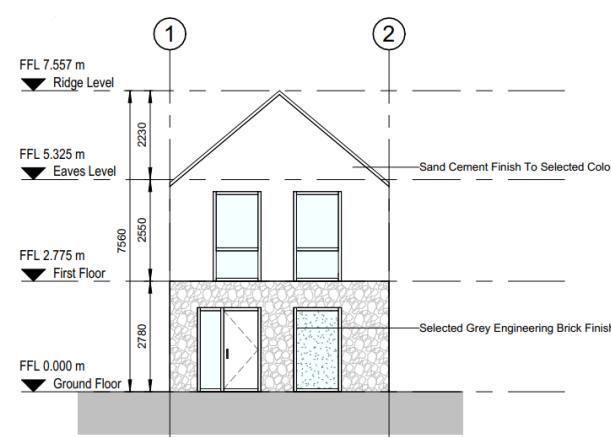
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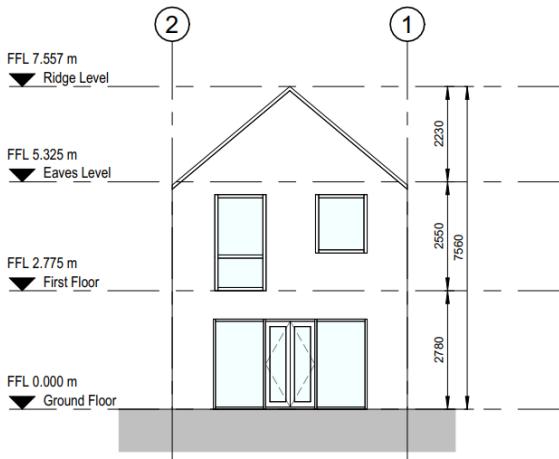
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PL - FIRST FLOOR



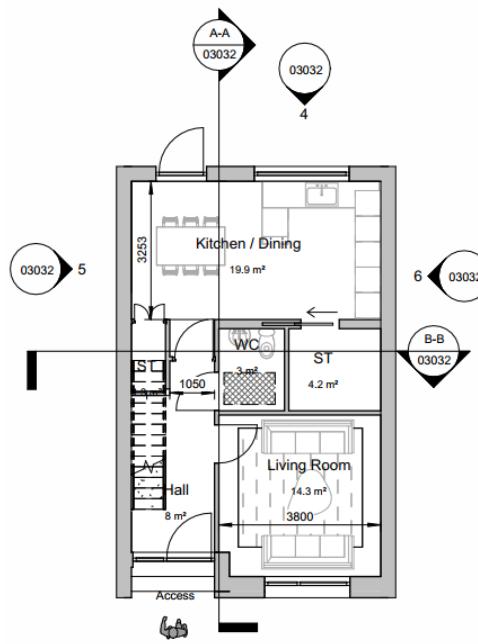
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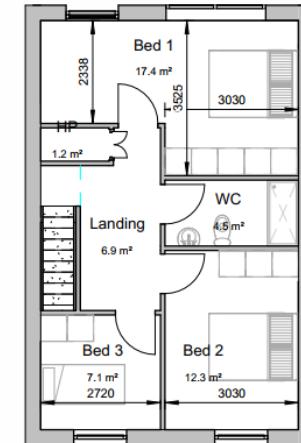
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PL - SECTION A-A



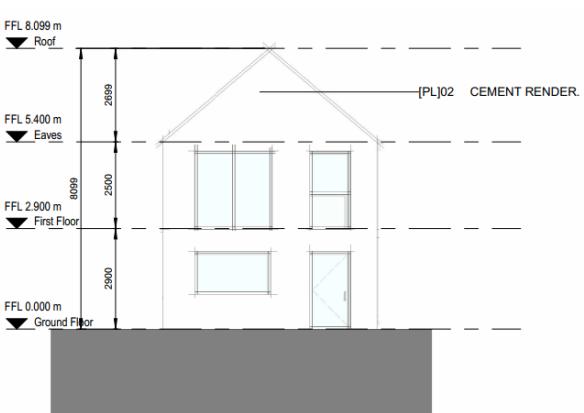
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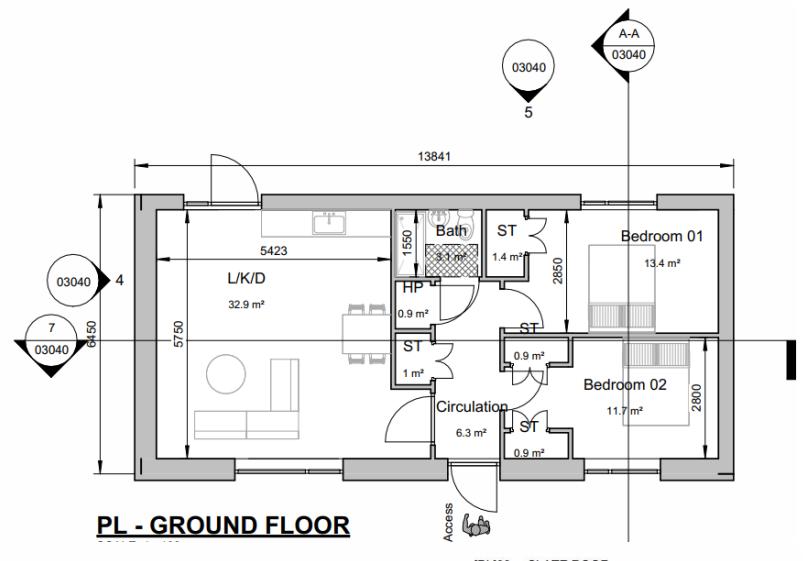
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PL - REAR ELEVATION



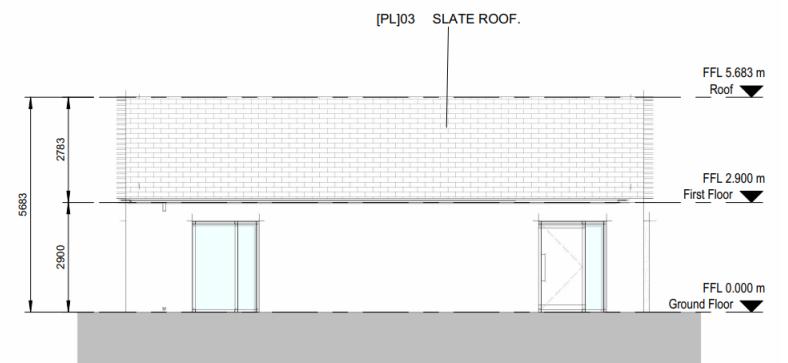
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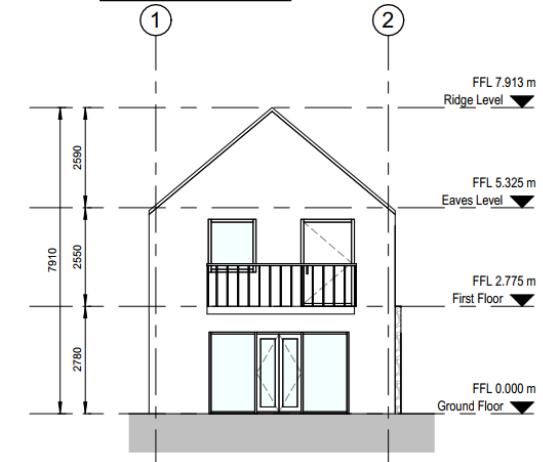
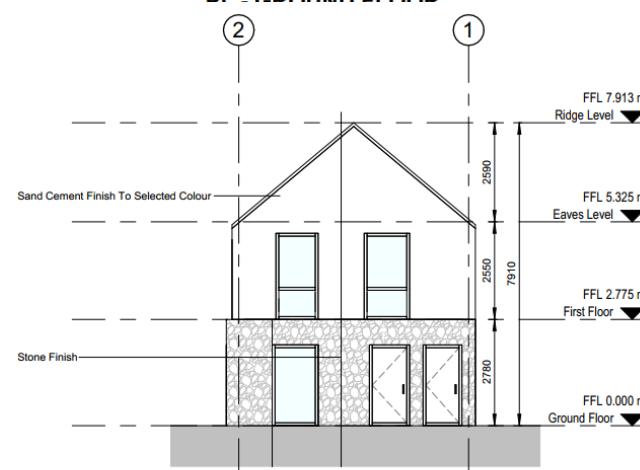
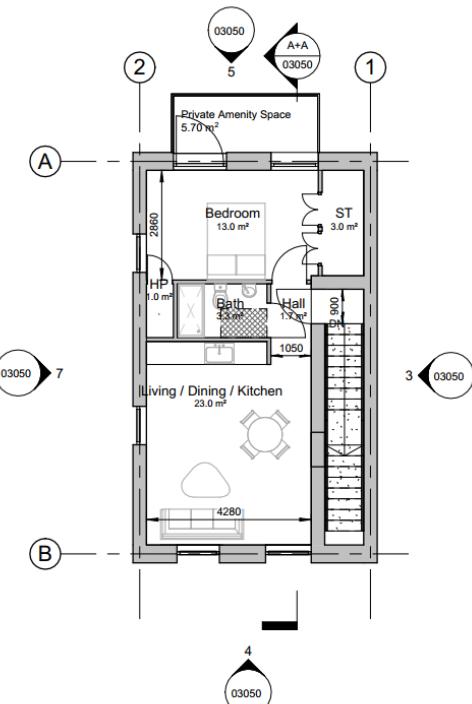
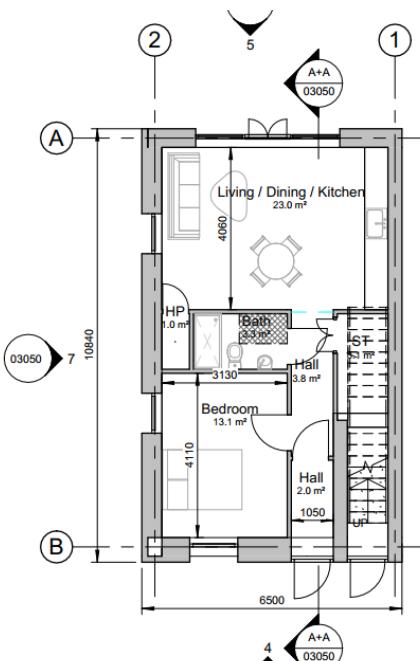
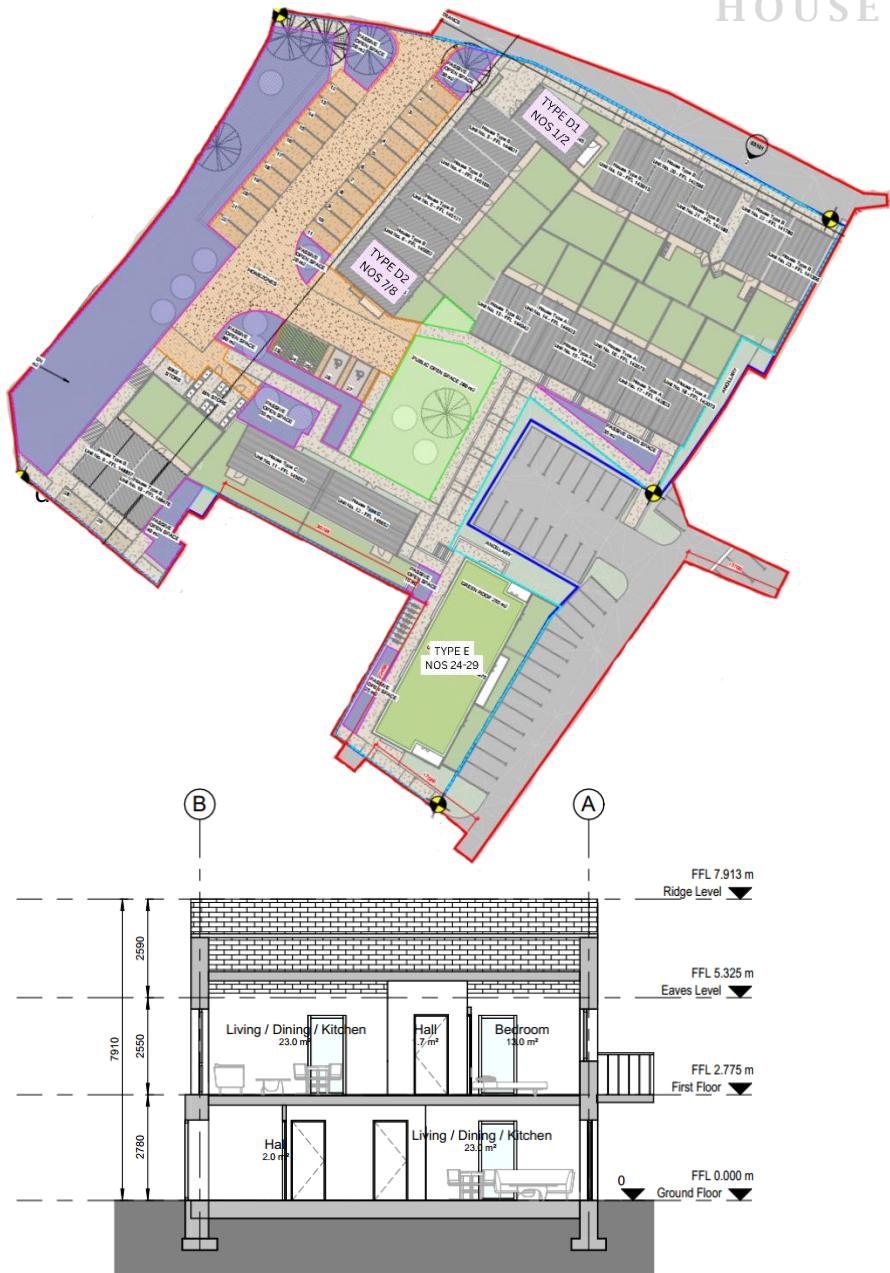


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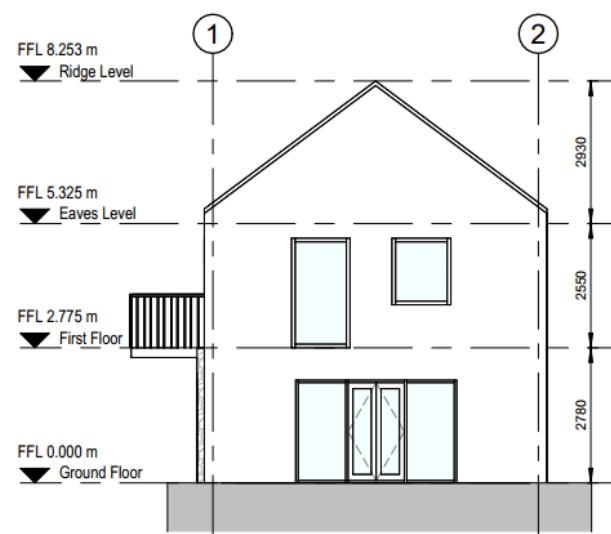
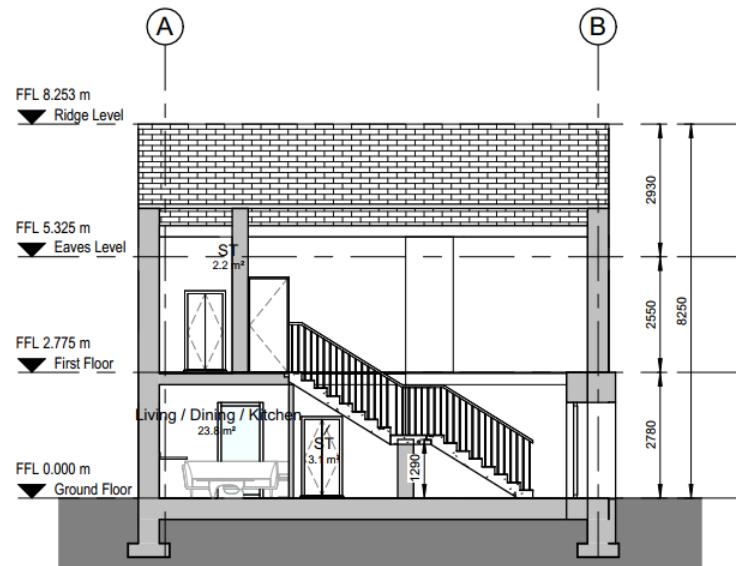
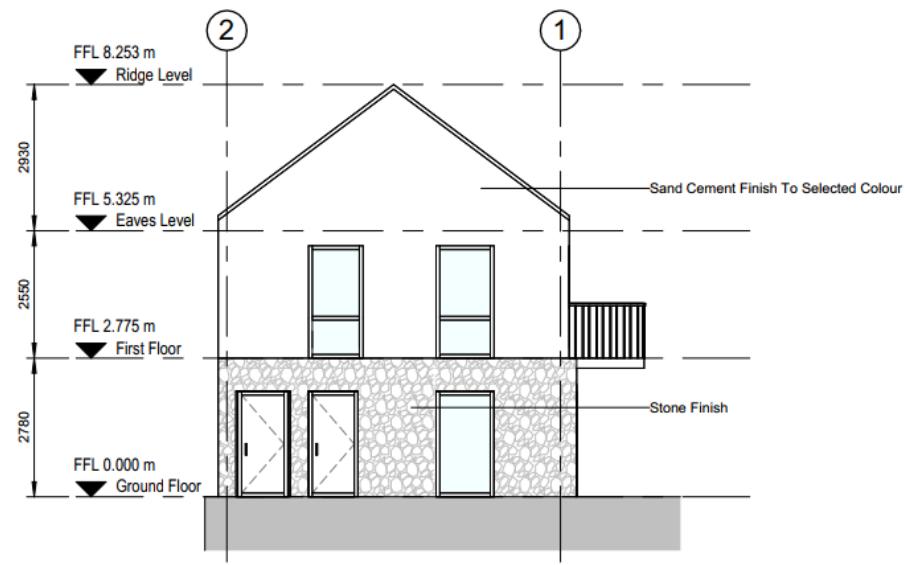
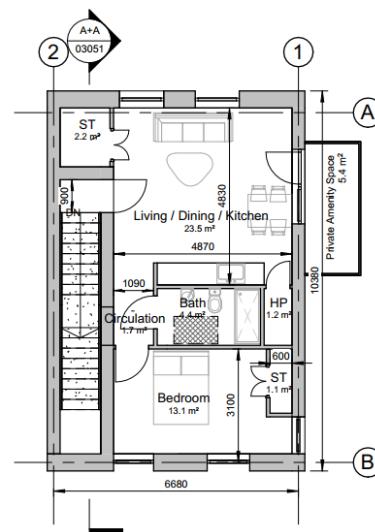
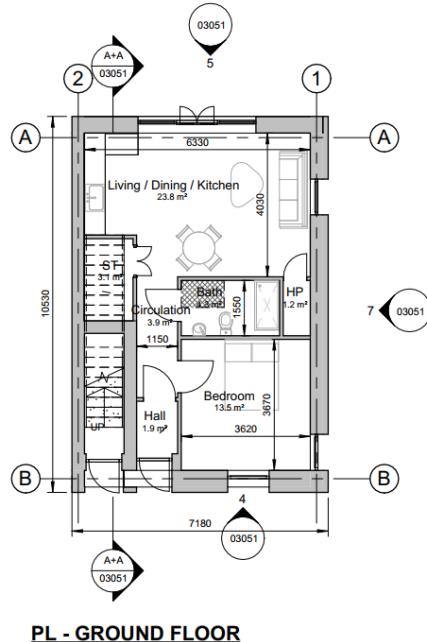


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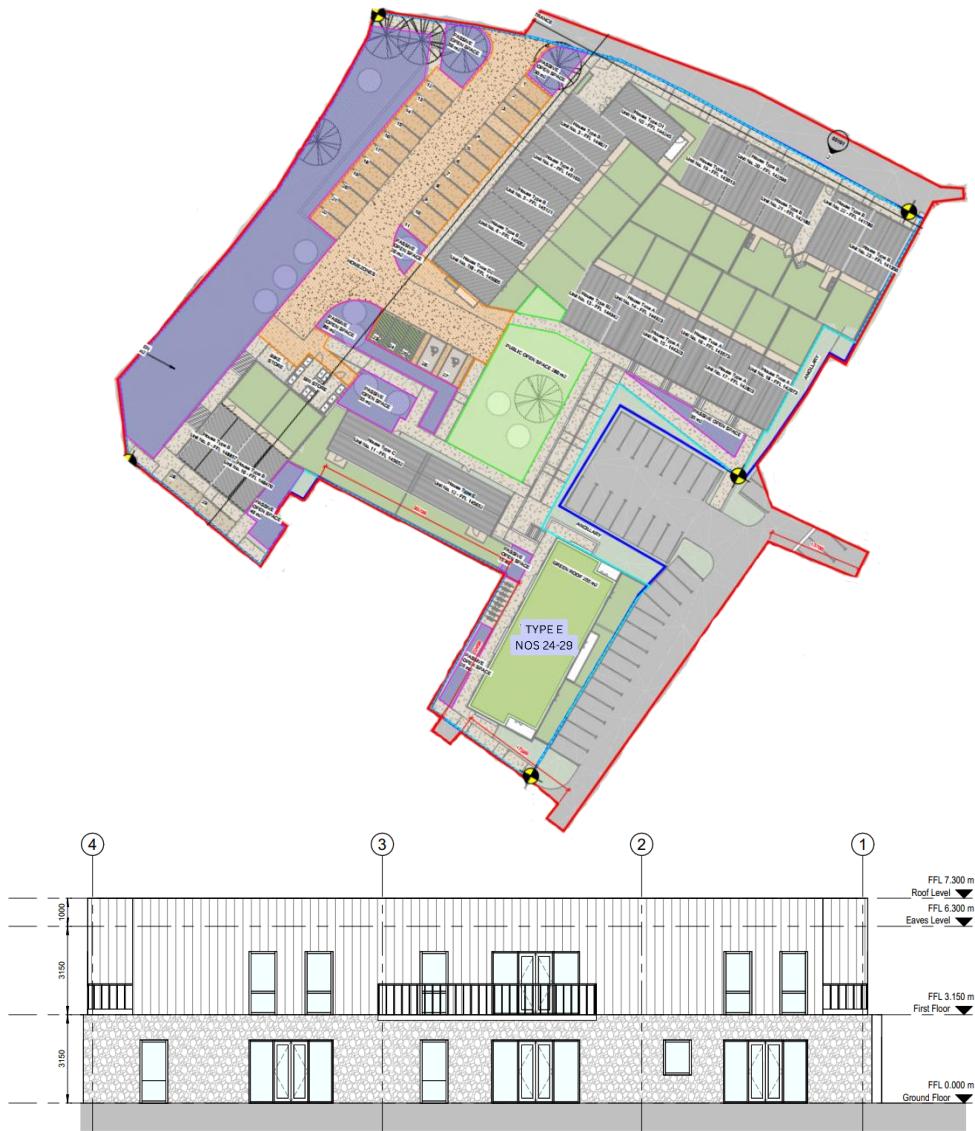
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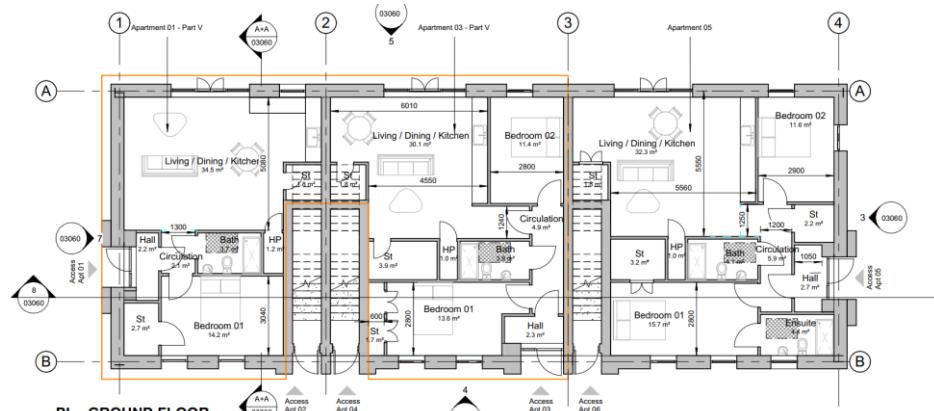
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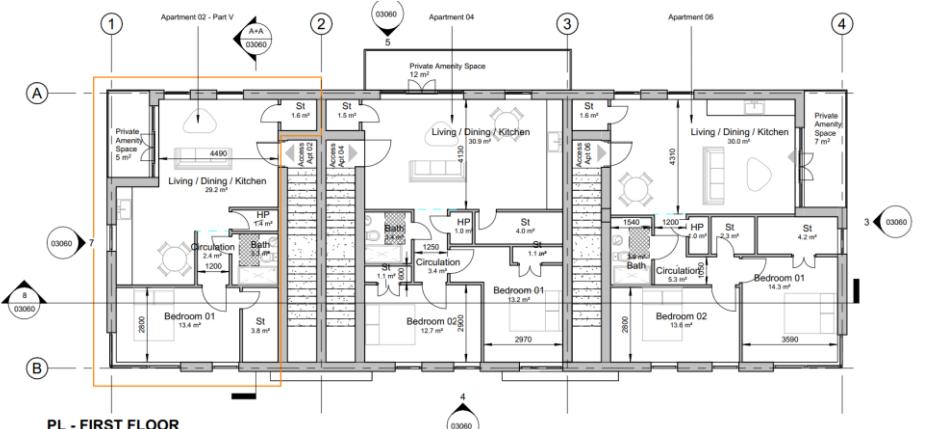
HOUSE TYPE E



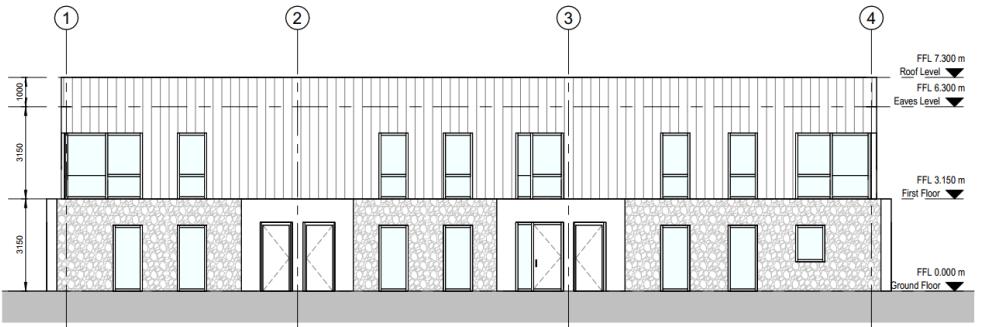
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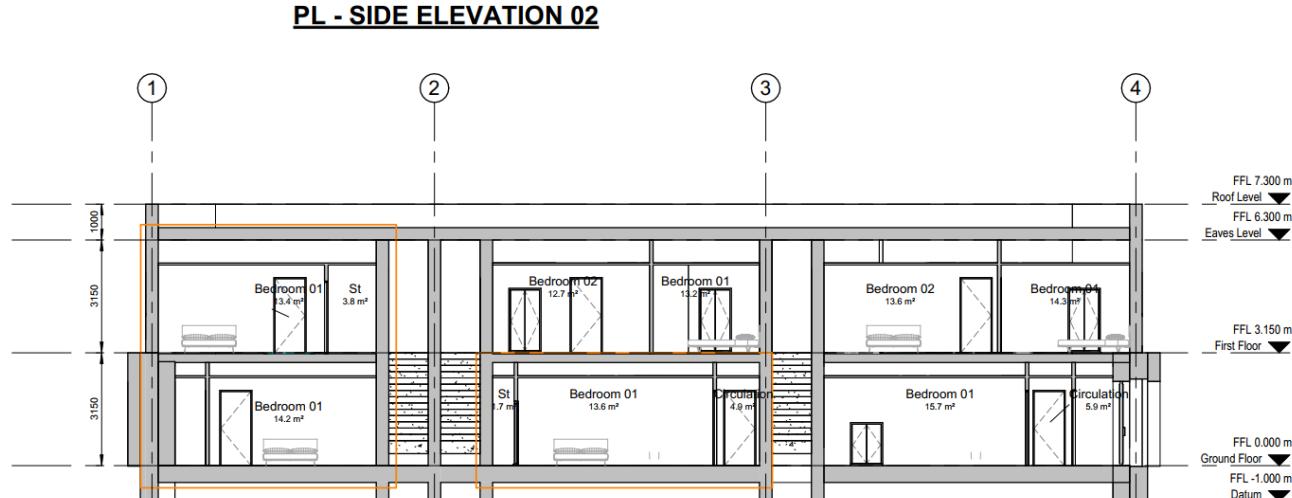
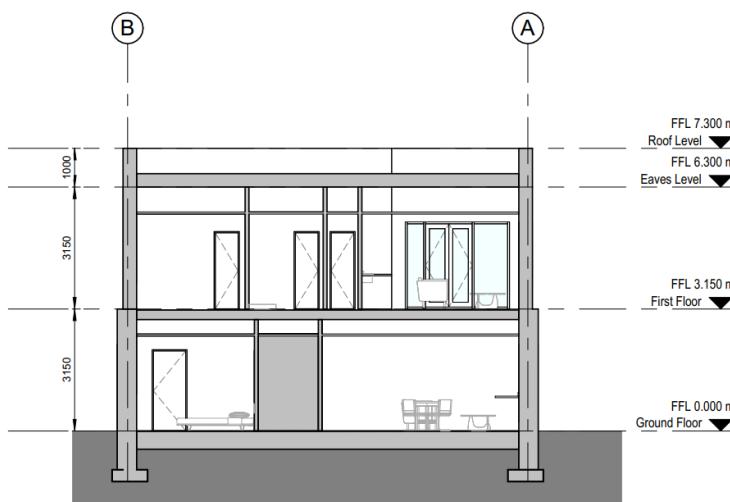
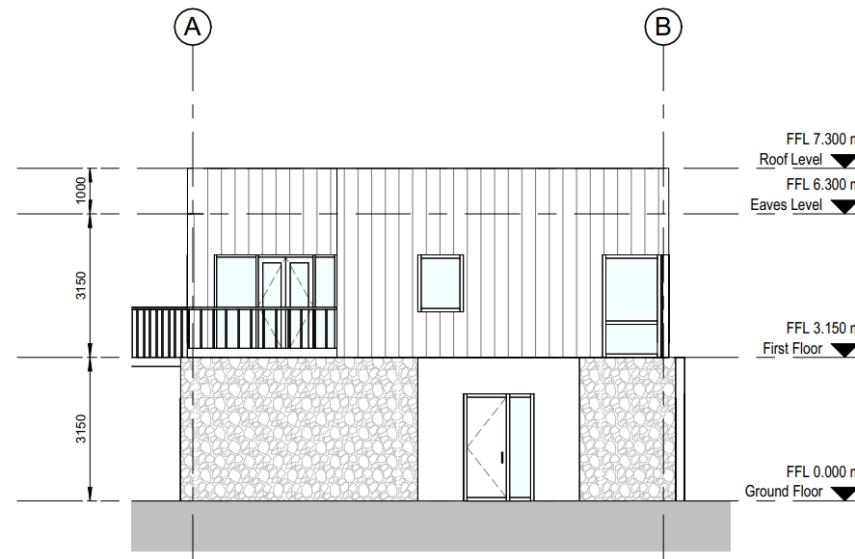
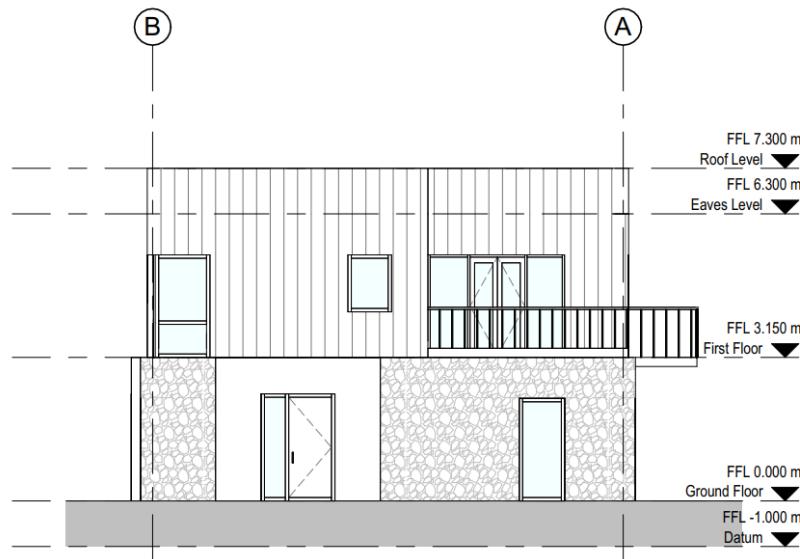
PL - GROUND FLOOR



PL - FIRST FLOOR



PL - FRONT ELEVATION



FOR SALE BY PRIVATE TREATY

Guide Price:

€1,100,000

Vendors Solicitor:

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PHILIPLEE

AGENT:

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