



Accelerating success.

For sale: Beechlawn, Rathdrum, Co. Wicklow A67 PX53

An exceptional opportunity to acquire a former crèche with significant potential for redevelopment or repurposing, with suitability for a range of high demand uses.

Guide Price

€750,000

Gillian Earley

Gillian.Earley@colliers.com
+353 87 965 4555

John Landers

John.M.Landers@colliers.com
+353 87 053 8997

Colliers
Hambleden House,
19-26 Lower Pembroke Street,
Dublin 2, Ireland
+353 1 633 3700

colliers.ie

PSRA Licence No. 001223





For sale

Beechlawn, Rathdrum, Co. Wicklow A67 PX53

Location

Rathdrum is a thriving and well-connected town in County Wicklow, making it an ideal location for residential, commercial and mixed-use development. Rathdrum is well served by a mix of rail, bus and shuttle services, making it accessible for residents, commuters and tourists. The town is approximately 15km from Wicklow Town and 70km from Dublin accessible via the R752 and M11. The railway station is on the Dublin – Rosslare line, providing direct trains to Dublin Connolly, Wicklow, Arklow and Wexford. The town has seen consistent residential growth, supported by new housing developments and a strong local demand for services and amenities. Its proximity to major tourist attractions such as Avondale Forest Park and Glendalough also brings seasonal footfall, enhancing commercial visibility.

Description

The property comprises a former creche facility which has recently undergone a series of enhancement works. Internally the building is arranged over ground and first floors and offers a well-appointed layout comprising 13 bedrooms, 9 of which are ensuite, alongside a spacious commercial kitchen, dining area, living room, office space and accessible restrooms. The property has a solid ground floor and suspended timber upper floor, plastered and painted walls and ceilings. The heating is provided via an oil-fired central heating system, and the property benefits from motion sensor lighting for added convenience and energy efficiency.

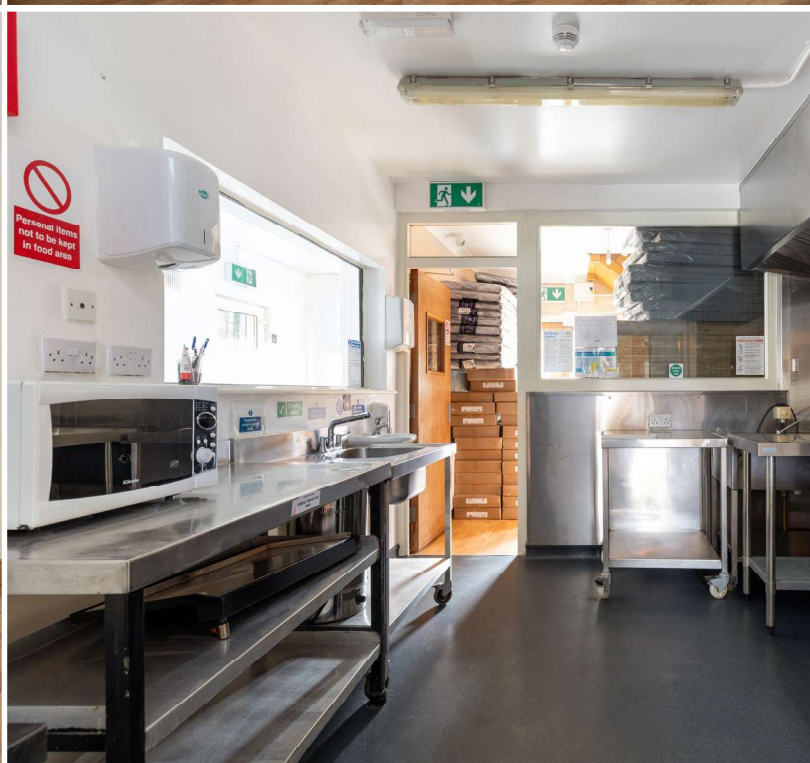
Externally, the site benefits from a tarmacadam surfaced driveway to both the front and rear, offering ample parking and ease of access. To the rear, you'll find secure outdoor play areas with a mix of grass and tarmacadam surfaces, ideal for a range of uses.

SIZE: Approx. 5,156 sq.ft. (479 sq.m.)

SITE AREA: Approx. 0.56 ha (1.38 acres)

BER:





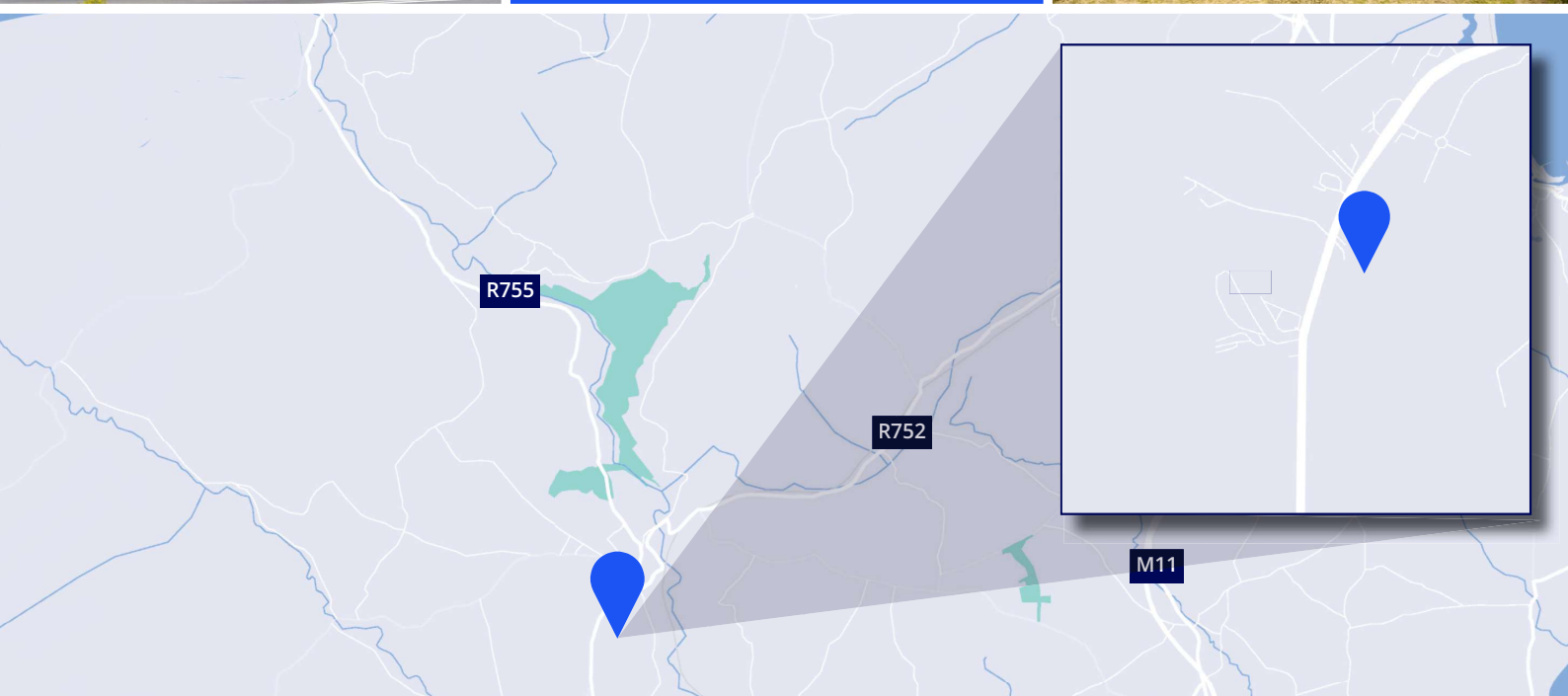


Property Potential:

The building is compliant with relevant fire safety certificate and accessibility standards and may lend itself to alternative uses subject to planning permission.

Suitability for a wide range of high-demand uses including:

- Childcare & Early Education**
- Primary or Specialist Educational Facilities**
- Healthcare Services**
- Residential Development**
(subject to planning permission)



Disclaimer: Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of JS (City) Ltd. Company registered in Ireland no. 20138. Registered office: Hambleden House, 19-26 Lower Pembroke Street, Dublin 2.