



Djouce Meadows

ROUNDWOOD, CO. WICKLOW



Site outline is for illustrative Purposes only

Superb Housing Development Opportunity
Full Planning Permission for 20 no. Houses

Highlights



Greenfield site which extends to approx. 0.98 Ha (2.41 Acre)



Zoned for residential development under the Roundwood Settlement Plan



Situated in the quaint location of Roundwood, Co. Wicklow



Full planning permission for the development of 20 no. exceptional houses



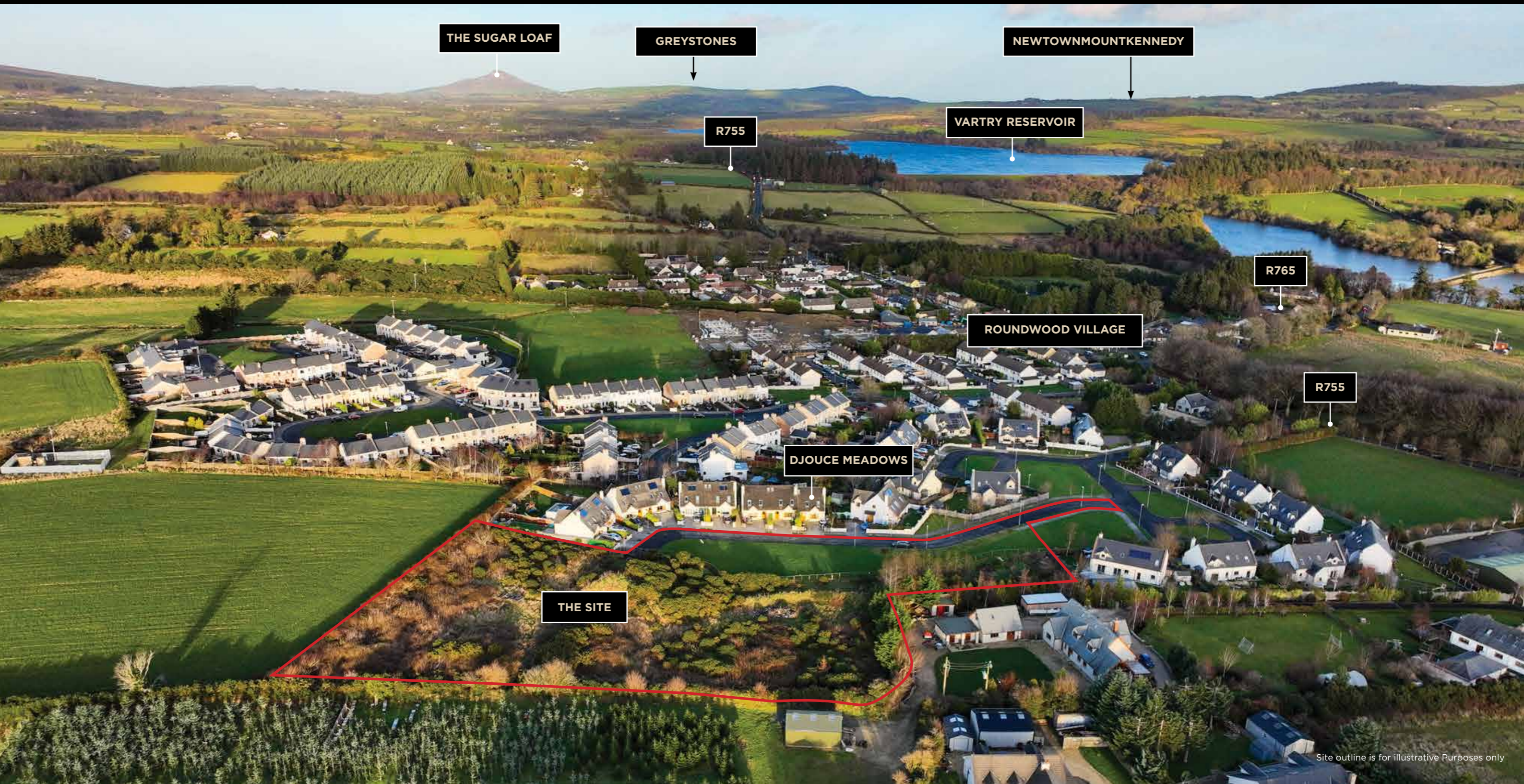
Located to the rear of the existing Djouce Meadows development with the benefit of full services readily available



Opportunity to capitalise on the exceptional demand for new homes in the area



Potential to submit a revised planning application for a higher density scheme



Location

The property is located within Roundwood Village, which is one of Ireland's highest villages in Ireland, situated in the picturesque surroundings of the Wicklow Mountains. The site is located just 500 m west of the village, which provides typical local amenities to the surrounding residents. Newtownmountkennedy offers further amenities to service the area and is located less than a 15 min drive to the east of the property. There are multiple access points onto the N11 from Roundwood, with Dublin City Centre situated just 35 km north of the site.

The immediate area comprises of the existing Djouce Meadows to the east, which are a mixture of detached and semi-detached dormer style houses. Agricultural lands surround the remainder of the lands with some one off houses also included. Roundwood benefits from an abundance of activities within its vicinity, including several outdoor trails, a golf course, equestrian centres, and the spectacular Glendalough Lake.



The Property

The property comprises predominantly a greenfield site which extends to approx. 0.98 Ha (2.41 Acre). The site is flat throughout and of an irregular shape. The site is currently secured with temporary fencing surrounding the perimeter of the lands.

The lands forms part of the existing Djouce Meadows development and is situated to the rear of the overall scheme. Part of the existing estate road is included within the subject property's site boundary and is currently in use for some of the existing residents within Djouce Meadows. Irish Water have also confirmed that there is sufficient capacity within the existing infrastructure for the proposed development.



Town Planning

Zoning objectives for the property are contained within the Draft Wicklow County Development Plan 2021 - 2027 under the Roundwood Settlement Plan. The property is situated within an area zoned "Secondary Zone" which is described as "To provide for the sustainable development of a mix of uses including residential, employment community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement." Under this zoning, residential development is permitted in principle.

The Opportunity

Djouce Meadows presents a rare opportunity to purchase a fully consented housing site in a highly desirable location within the Greater Dublin Area. The lands are available with the benefit of full planning permission for the development of 20 no. exceptional dormer style houses ([Planning Ref: 191028](#)). Given the strong demand for new homes in the area, the completed scheme will be highly sought after from both first time buyers

and existing home owners looking to escape to the breath-taking surroundings of Roundwood. The Central Bank's loosening of mortgage lending to four times the amount per salary, Help-to-Buy scheme and First Home Scheme will all be beneficial to both the developer and eventual purchasers' of these units. Also, given the extensive site area, there is the possibility of a revised application on the lands for a higher density scheme.

Unit Type	Size (sq m)	Size (sq ft)	Quantity
Two bedroom house	88	947	2
Three bedroom house	102	1,108	15
Four bedroom house	155	1,668	3
Total			20

Full planning pack is available to view upon request.



Powerscourt House and Gardens



Lough Tay, Wicklow

Site outline is for illustrative Purposes only



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Exempt

Tenure

The property is held under Freehold

Services

We understand full services are ready to connect into the property.

Viewings

All viewings are strictly by appointment through the sole selling agent.



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Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract for sale, the latter shall prevail.

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