



FPP for 126 bed nursing home



Located just 50 km south of Dublin



MARKET SQUARE

RATHDRUM, CO. WICKLOW

For Sale
Development Opportunity



RATHDRUM, CO. WICKLOW

CGIs' for illustrative purpose only.

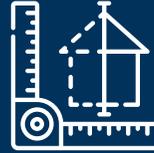
Asset Summary



Ready-to-go development opportunity in Rathdrum, Co. Wicklow



Full planning permission for the development of a 126-bedroom nursing home (Ref: 19/1055)



Site extends to approx. 0.59 ha (1.45 acres)



Potential for a replan to a residential or retail scheme



Benefits from being located adjacent to a newly built HSE Primary Care Centre

Location

Rathdrum, located just 50 km south of Co. Dublin, is a picturesque town located in the centre of Co. Wicklow. While Rathdrum is predominately serviced by Wicklow Town, located approx. 15 km to the north west, the immediate area is still very self-sufficient given its transport networks and amenities. Rathdrum is well known for its incredible scenery and as a result, has become a mini tourist hub for Co. Wicklow, with several attractions, such as Avondale House and Forest Park, located within the vicinity.

Rathdrum benefits from a fully operational train station located in the centre of the town, which provides a regular service between Dublin and Rosslare. The R752 is the primary road which traverses the town of Rathdrum and provides access to the M11, located less than a 10-minute drive to east of the town. The 133L Bus Eireann route provides a frequent service between Arklow and Wicklow Town, with a bus stop located in the centre of the town.

Market Square is situated in the centre of Rathdrum, and benefits from dual frontage onto Brewery Lane and Back lane. There is an abundance of medical uses within the town centre of Rathdrum including St Coleman's Hospital, Rathdrum Health Centre, Valleyview and Rathdrum & Aughrim Medical Practice. A newly built HSE Primary Centre is located immediately adjacent to the subject property. Given the combination of various medical, residential and retail uses within close proximity, Market Square is an ideal location for a variety of new developments.



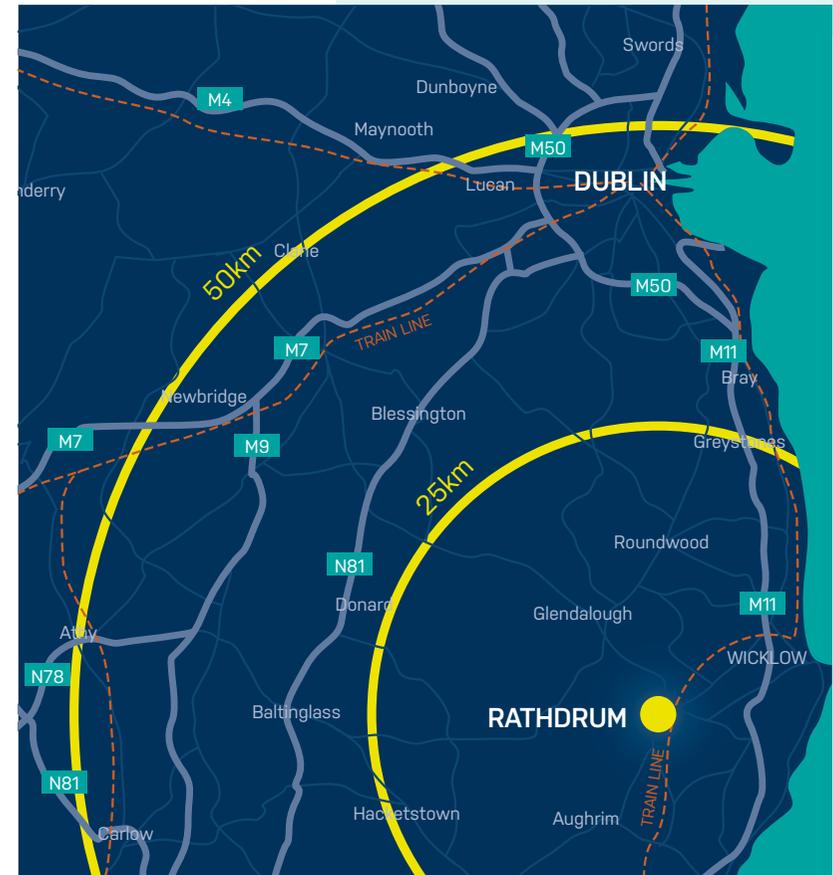
Rathdrum population 1,663



15 minute drive time 13,500



30 minute drive time 77,170



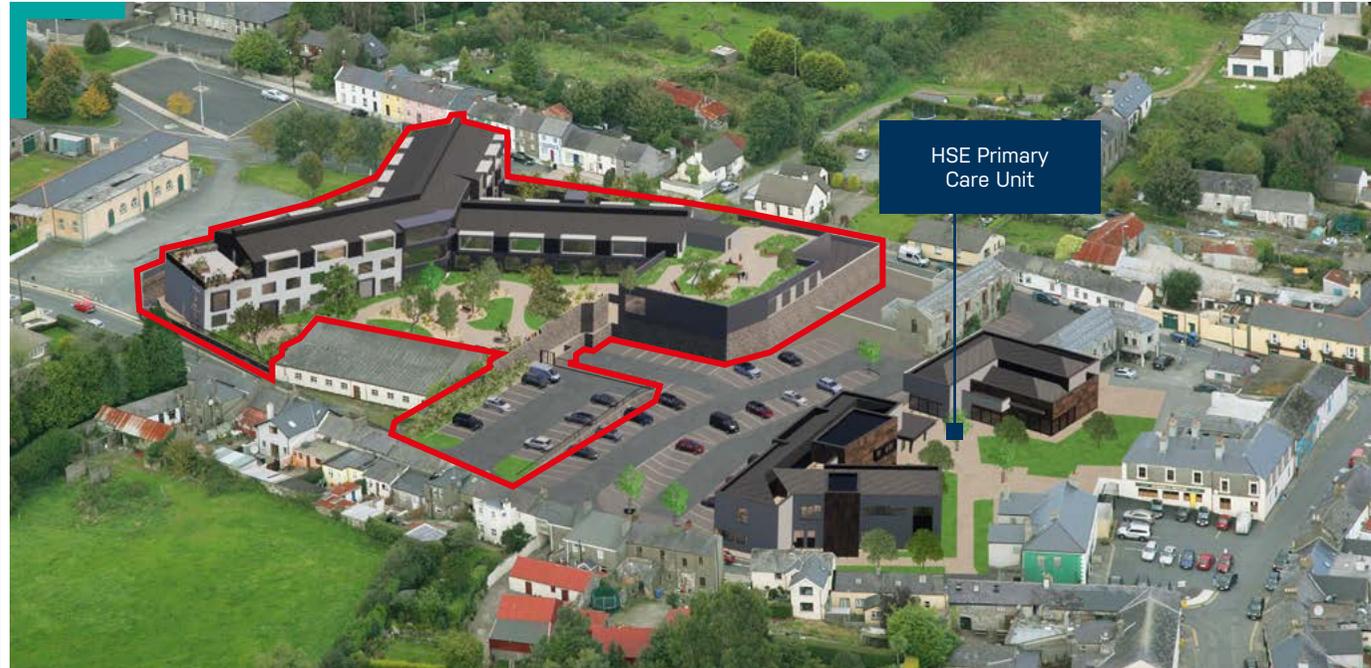
The Opportunity

Market Square is a fully serviced brownfield site which is located within the centre of Rathdrum. The outline of the site is of an irregular shape and slopes downwards slightly toward the eastern aspect of the land. The site is currently secured with a part steel fence, part concrete wall along both Brewery Lane and Back Lane. The site is then bounded by buildings fronting onto Main Street to the east of the site and a public car park to the west of the site, which is secured with steel fencing.

Full planning permission was granted in August 2020 for the development of a 126 bedroom nursing home (Ref: 19/1055). The proposed development allows for the construction of a part 2 storey / part 3 storey building and provides for 58 surface car parking spaces, with access granted off Back Lane. We have a full planning pack ready to share upon request.

We have highlighted some key considerations regarding the proposed nursing home development below;

- 50 sq m of gross floor area per bedroom in proposed scheme.
- All 126 bedrooms are for single occupancy
- Scheme allows for the provision of 58 car parking spaces.
- An abundance of medical uses within close proximity
- Immediately adjoins a new HSE Primary Care Centre.
- Development levies reduced by €50,000, greatly benefiting an incoming developer



Town Planning

The property is located in an area zoned "TC" under the Rathdrum Local Area Plan (LAP) 2017 - 2023. This zoning objective can be defined as "To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation".

The description is defined as follows;

"To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise town centre conservation, ensure priority for public transport where applicable, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing centre's fabric."

The subject site is also located within a 'Opportunity Site' under the Rathdrum (LAP) 2017 – 2023. This is known as 'OP1 – Market Square' and has specific objectives included as follows;

- To provide for a mix of uses capable of accommodating retail / commercial / residential / community development
- A 'town centre' type density will be required to be achieved across the site; a site coverage of at least 50% and a plot ratio of at least 1:1 will be expected
- Those parts of any proposed development that adjoin existing streets shall provide for an active street frontage, that is in keeping with the existing character of the town; existing buildings of substance or of streetscape / historical character shall be retained and sympathetically redeveloped

In addition to the extant permission, the property also affords intending purchasers to submit alternative planning applications to Wicklow County Council. As outlined above, the property is suitable for a variety of potential uses under the planning policy for the area. One potential option is to replan the site for a social housing scheme with a lower density. The site also lends itself to a mixed-use residential scheme with retail at ground floor level.



CGIs for illustrative purposes only.

Location



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RATHDRUM, CO. WICKLOW

Services

We understand that all mains services are available.

Title

The property is held under freehold title.

Viewing

By appointment.

Agent



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