

Development Land

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Residence & Site Ballyboughal, Co. Dublin, A41 TR26

- Superb location in the centre of Ballyboughal village close to M1 motorway
- Prime development site in village centre
- Suitable for a range of development opportunities
- Part zoned Rural Village and part zoned Open Space in Fingal Development Plan 2023 - 2029

Dublin Airport 12km, Dublin city centre 25km, Drogheda 25 km

Approx. 5 acres
(2.06 ha)

Price:

€POA

Private Treaty

Location

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Location:

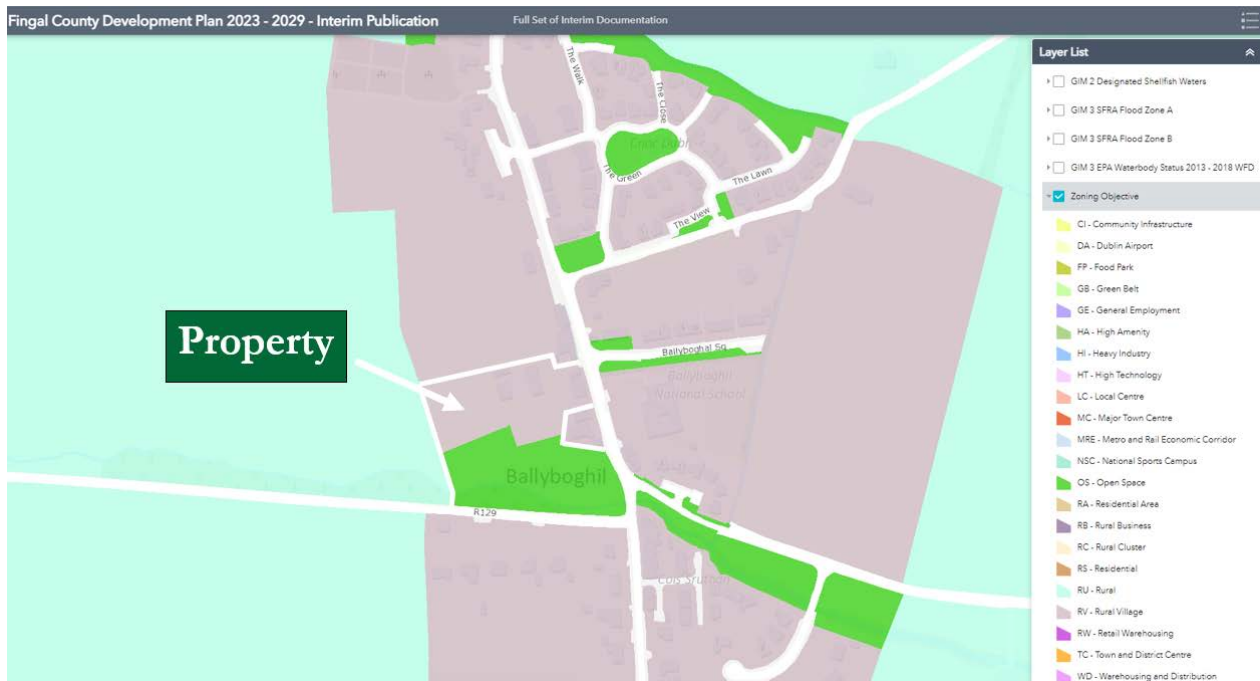
This site is ideally located for development in the village of Ballyboughal, North Co. Dublin. The village retains its rural charm while also being just 10 minutes' drive to the M1 for commuting to Dublin City Centre. The property benefits from its close proximity to local amenities in the village while also being strategically situated near attractions such as Roganstown Hotel and Country Club and the Pavillion Shopping Centre, Swords.



Zoning

Zoning:

The majority of the site is zoned as Rural Village under the Fingal County Development Plan 2023 – 2029, the objective of which is to protect and promote the character of Ballyboughal and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure.



Permitted in Principle - Rural Village

Agricultural Farm supplies	Agricultural Machinery Sales and/or Maintenance	Agri-tourism
Bed and Breakfast	Betting Office	Burial Grounds ²⁹
Childcare Facilities	Civic Waste Facility	Community Facility
Cultural Facility	Dancehall/Nightclub	Education
Enterprise Centre	Fast Food Outlet/Take-Away	Farm Shop
Food, Drink and Flower Preparation/Processing	Funeral Home/Mortuary	Garden Centre
Guest House	Health Centre	Health Practitioner
Holiday Home/Apartments	Home-Based Economic Activity	Office Ancillary to Permitted Use
Office ≤ 100sqm	Open Space	Petrol Station
Place of Worship	Public House	Public Transport Station
Recreational /Sports Facility	Remote Work Hub	Research and Development
Residential	Residential Care Home/ Retirement Home	Residential Institution
Restaurant/Café	Retail - Local < 150 sqm nfa	Retail - Convenience ≤ 500 sqm nfa
Retail - Comparison ≤ 500 sqm nfa	Retail - Supermarket ≤ 2,500 sqm nfa	Retirement Village
Sheltered Accommodation	Taxi Office	Telecommunications Structures
Training Centre	Traveller Community Accommodation	Utility Installations
Vehicle Servicing/Maintenance Garage	Veterinary Clinic	

Planning:

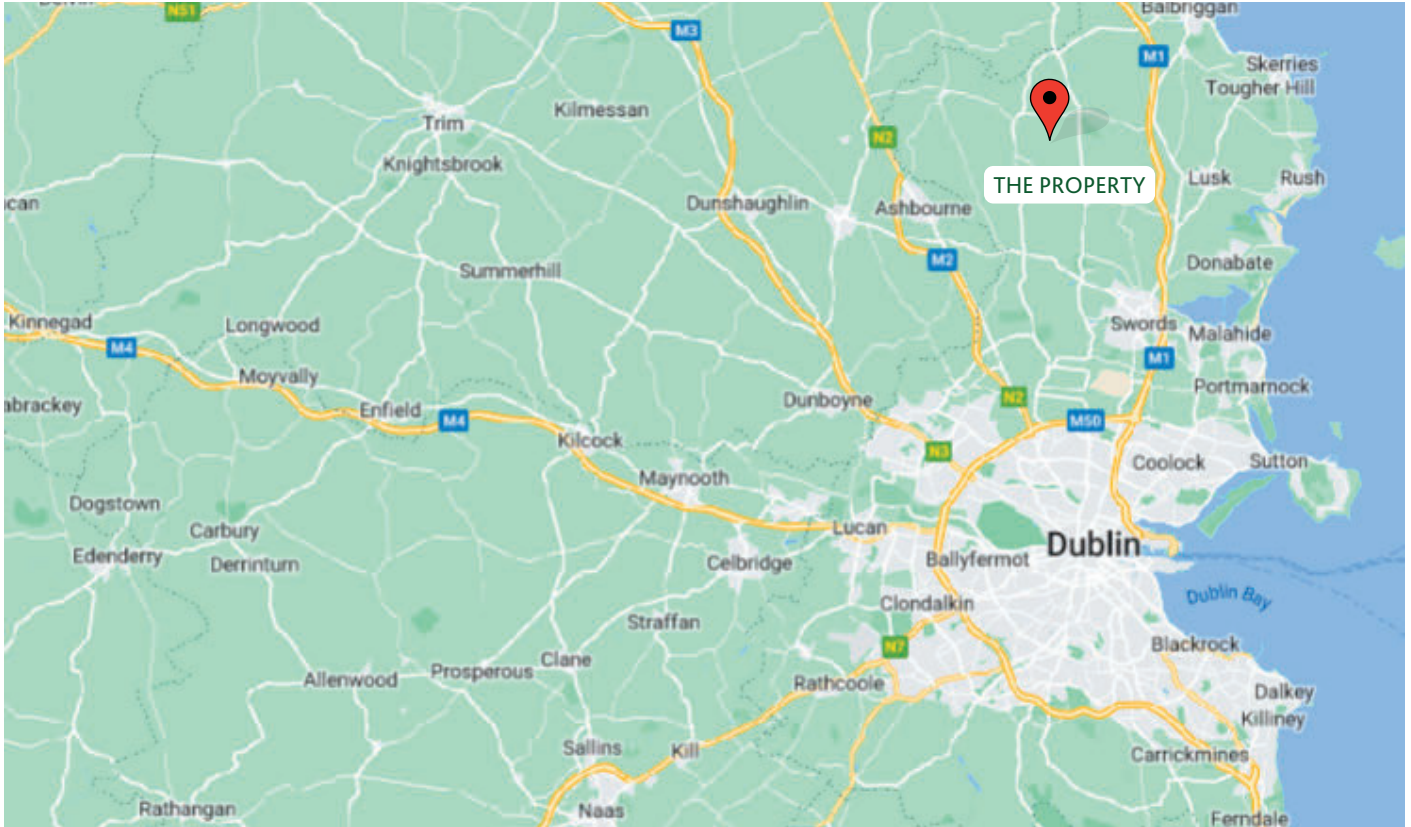
There are no planning permissions on the lands.

Additional Information:

- Residence and outbuildings with scope for development
- Situated in the centre of the village and opposite Ballyboughal National School

Directions

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Directions:

From Dublin airport, take the R108 towards Drogheda and continue for approximately 15km. The subject site surrounds the Church on the left-hand side in Ballyboughal village.

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Contact Details

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Viewing:

By appointment only at any reasonable hour.



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