



POYNTON PLACE
— ♦ —
BALLIVOR





Exceptional New Homes in Ballivor

A limited collection of 3 and 4 bedroom homes, ready for immediate occupation.

A-RATED LIVING

3 & 4 BEDROOM HOMES



Welcome to Poynton Place

Welcome to Poynton Place, an exclusive new development of beautifully designed homes in the thriving village of Ballivor, County Meath. Combining modern living with the charm of a well-established community, Poynton Place offers a unique opportunity to enjoy a peaceful countryside setting while remaining within easy reach of Dublin and the surrounding commuter belt.

Whether you are a first-time buyer, growing family, or downsizer, Poynton Place delivers quality homes designed for contemporary lifestyles.

Poynton Place offers a selection of 3 and 4 bedroom homes. Construction has been completed and these homes are ready for immediate occupation.

Poynton Place Ballivor

A village setting with everyday ease

Situated in the picturesque village of Ballivor, Poynton Place enjoys a prime location in the heart of County Meath. Ballivor is a vibrant and welcoming community offering the perfect balance of rural tranquillity and modern convenience.

Residents benefit from excellent connectivity to Dublin, Trim, Navan, Maynooth and Mullingar, making it an ideal location for commuters seeking more space and a higher quality of life.

Poynton Place offers a rare opportunity to enjoy modern, energy-efficient homes in a welcoming village community, with excellent amenities, schools and transport connections close at hand. Poynton Place, Ballivor — where contemporary living meets the charm of County Meath.



Poynton Place, Ballivor | Connected to All



Poynton Place is ideally positioned for commuters and those seeking easy access to Dublin.

DESTINATION	APPROX. TRAVEL TIME
Dublin City Centre	45–55 minutes
M3 Motorway	15 minutes
Trim	15 minutes
Navan	25 minutes
Maynooth	25 minutes
Dublin Airport	45 minutes

Travel times are approximate and may vary depending on traffic conditions.

Public Transport

A direct bus route to Dublin and regular links to surrounding towns provide convenient commuter options.

BUS

Ballivor is served by a direct bus 115c to Dublin City daily and by regular bus services connecting residents to surrounding towns, which provide more regular services to Dublin City Centre.

RAIL

Nearby rail services are available from Enfield Railway Station, located just 20 minutes by car, and Maynooth Railway Station, 30 minutes by car, providing convenient commuter access to Dublin City Centre.

The area's excellent road network and public transport links make Poynton Place an attractive choice for commuters.

Everyday amenities, all nearby

Ballivor offers a range of everyday amenities within walking distance:

- › Supermarket and convenience stores
- › Farrell’s Pharmacy and healthcare services
- › Cafés and takeaway restaurants
- › Local pubs and community facilities
- › Sports clubs, Ballivor GAA and recreational amenities
- › Children’s playgrounds and green spaces
- › Church and Ballivor Community Hall

PRIMARY EDUCATION

- › St Columbanus National School, Ballivor
- › Coolronan National School, Ballivor

SECONDARY EDUCATION

- › Scoil Mhuire, Trim
- › Boyne Community School, Trim
- › Athboy Community School

The nearby towns of Trim, Navan and Mullingar provide additional retail, dining, leisure and school options with third level facilities available close by at Maynooth University.





All interests. All covered. All nearby.

The historic town of Trim, renowned for its castle and riverside walks, is only a short drive away. There are many historical and recreational attractions close to Poynton Place.

- › Trim Castle
- › Emerald Park
- › Hill of Tara
- › Royal Canal Greenway at Longwood
- › Kileen Castle Golf Club
- › Boyne Valley Activities
- › Donadea Forest Park
- › Maynooth Castle

Residents can enjoy an active lifestyle with a wide range of recreational facilities nearby.



SITE PLAN



Floor Plans

Two house types are available at Poynton Place, offering flexible layouts and contemporary living.

House Type A: 3 BEDROOM SEMI DETACHED



House Type B: 4 BEDROOM SEMI DETACHED WITH STUDY



3 BED SEMI DETACHED

28 Poynton Place

House Type A: 3 Bedroom Semi Detached

- › Hall 5.81m x 1.86m
- › Kitchen 5.76m x 3.51m
- › Lounge 6.11m x 3.76m
- › Guest w.c. 2.03m x 0.76m
- › Bedroom 1 4.66m x 3.67m
- › Ensuite 1.97m x 1.78m
- › Bedroom 2 5.33m x 3.04m
- › Bedroom 3 3.02m x 2.6m
- › Bathroom 2.51m x 1.96m

1258

sq.ft. approx.

116.9

sq.m. approx.



4 BED SEMI DETACHED WITH STUDY

27 Poynton Place

House Type B: 4 Bedroom Semi Detached with Study

- › Hall 4.27m x 1.77m
- › Kitchen 6.32m x 4.52m
- › Lounge 5.90m x 3.71m
- › Study 4.74m x 2.50m
- › Utility 2.8m x 2.5m
- › Guest w.c. 2.12m x 1.48m
- › Bedroom 1 4.29m x 3.21m
- › Ensuite 2.66m x 1.47m
- › Bedroom 2 3.8m x 2.66m
- › Bedroom 3 2.81m x 2.75m
- › Bedroom 4 2.7m x 2.28m
- › Bathroom 1.73m x 1.64m



1465

sq.ft. approx.

136.1

sq.m. approx.

BUILT TO A STANDARD YOU CAN RELY ON

EXTERIOR

- › Attractive contemporary elevations
- › Quality brick and render finishes
- › Landscaped front gardens
- › Seeded rear gardens
- › Cobblelock driveways
- › External lighting



ENERGY EFFICIENT LIVING

- › A-rated homes
- › Air-to-water heat pump system
- › High levels of insulation
- › Low energy lighting
- › Designed to achieve low running costs

INTERIOR

- › High-quality fitted kitchens | CKB Design
- › Contemporary sanitary ware
- › Stylish wall and floor tiling to selected areas
- › Energy-efficient windows and doors
- › Painted internal walls and ceilings
- › High-quality joinery throughout



CERTIFIED GUARANTEES

4 Bed Semi Detached



3 Bed Semi Detached



Routes to Purchase

HELP TO BUY SCHEME

Eligible first-time buyers can benefit from the Government's Help to Buy Scheme, which can provide a tax refund to assist with the purchase of a new home. The scheme is designed to help purchasers fund part of their deposit, making homeownership more accessible.

For more details visit <https://www.revenue.ie/en/property/help-to-buy-incentive/index.aspx>

FIRST HOME SCHEME

Poynton Place may also qualify for the Government-backed First Home Scheme, designed to bridge the gap between a purchaser's mortgage, deposit and the purchase price of a new home. The scheme can assist eligible buyers in purchasing a newly built home by providing shared equity support.

For more details visit <https://www.firsthomescheme.ie/>



YOUR NEW BEGINNING STARTS HERE

Poynton Place, Ballivor, where contemporary living meets the charm of County Meath.



Selling Agent



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Developer: Poyton Developments Ltd.

Solicitor: Kelly Caulfield Shaw



Disclaimer

The information in this brochure is intended as a guide only and does not constitute any part of an offer or contract. Plans, descriptions, images, specifications, dimensions and travel times are indicative only and may vary. Prospective purchasers should satisfy themselves as to the correctness of any information and seek independent professional advice where required.