

Lands at Malahide Road, Kinsaley Village, Co. Dublin



➔ Exceptional Residential Development Opportunity S.P.P.

For Sale By Private Treaty

on the instruction of Receiver



➡ Lands at Kinsaley Village, Co. Dublin



➡ Overview

- Exceptional Development Opportunity S.P.P
- Site extending to approx. 6.52 hectares (16.10 acres)
- Excellent residential location approx. 4km south of Malahide Village
- Located within Kinsaley Local Area Plan
- Majority zoned 'Rural Village' which supports residential development of 8-9 units per acre



For indicative purposes only

Location

Kinsaley Village is located approximately 11km north east of Dublin City Centre and approximately 4km south of Malahide Village. Kinsaley is an expanding suburban location that has witnessed significant residential development in recent years.

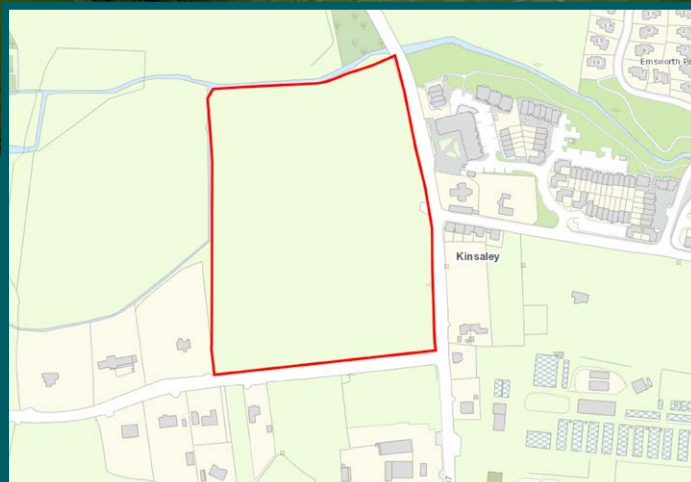
The property is located in the centre of the village directly opposite the church and St Olave's Business Centre on the Malahide Road.

The village is mainly characterised by mature housing with amenities such as a school, church, petrol filling station and a small business centre. The property is also within close proximity of the neighbouring villages of Portmarnock, Malahide and Swords. Portmarnock and Malahide are both seaside villages with access to a harbour and beach amenities as well as restaurants, bars, golf clubs, sports clubs and water sports. Swords provides a significant retail element within the Pavilions Shopping Centre and Airside Retail Park.

This property is also located within approx. 5.3km of Dublin Airport, which is a large commercial hub and employer in north Dublin.

Dublin Bus operates the route 42 through the centre of the village and the Portmarnock DART Station is located approximately 2.3km from the subject property. The DART reaches Connolly Station in approx. 20 minutes and Pearse Station in approximately 25 minutes. The M1 and M50 are within easy reach by car.





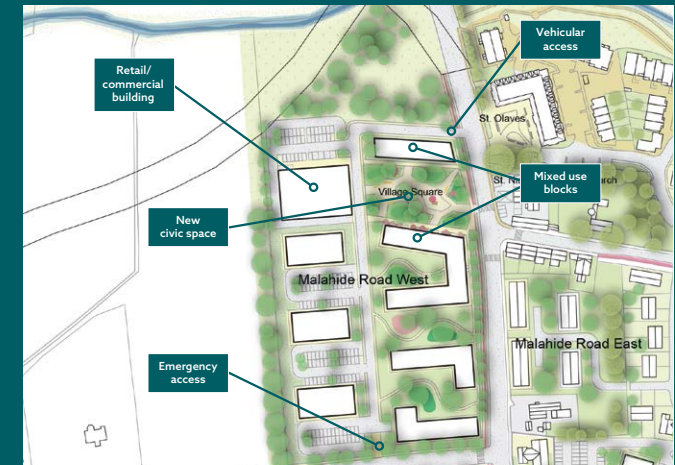
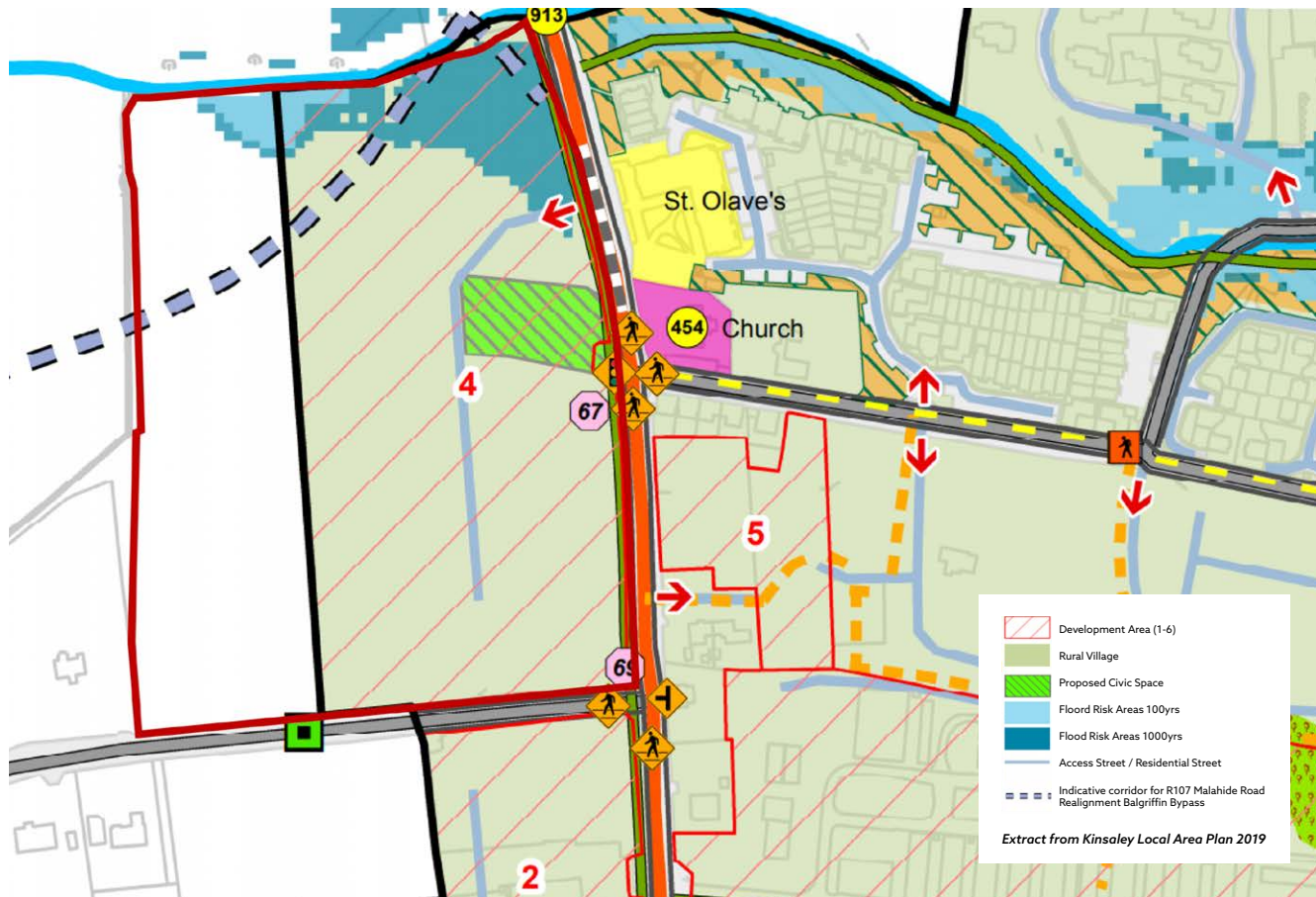
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➔ Description

The property comprises a development site extending to approximately 6.52 hectares (16.10 acres). The property is relatively regular in shape and has a mainly level topography and defined boundaries.

The river Sluice runs along the northern boundary of the property.

The site has access from both the Malahide Road and Baskin Lane, also benefiting from significant frontage of approx 305m and 222m respectively.



Zoning

The subject property falls within the recently published Kinsaley Local Area Plan, which was adopted in May 2019.

The site has various objectives noted in the plan. The majority, approx. 4.2 ha (10.4 acres), is zoned 'Rural Village' and is also noted as 'Development Area 4'. The remaining approx. 1.9 ha (4.7 acres) are unzoned.

The LAP describes the 'Development Area 4' lands as intended to expand the village centre. It is prescriptive in terms of what exactly the council wish to be developed here which is as follows;

- Expansion of village centre to include a convenience retailer
- Gathering space for the community or a new village square of approx. 0.25 ha (0.6 acre)
- Residential development will be supported in the range of 20-23 units per hectare (8-9 units per acre)
- Approximately 85 units overall (the council will consider a modest increase subject to design requirements)

Those design requirements include 2-3 storey residential buildings and an appropriate mix, amongst other items.

In order to achieve these targets, the LAP is prescriptive in terms of the map shown above. A section of land approx. 0.25 ha (0.60 acres) opposite the church is specifically noted as 'Proposed Civic Space' to facilitate that new village square.

There is a movement objective noted on the northern section of the lands, which was intended to provide a new bypass road. A recent transport study carried out as part of the LAP process has indicated that this bypass road is no longer necessary.

Town Planning

A recent planning application to Fingal County Council reference no. F17A/0757 for 81 residential units and a crèche was **refused**.

This was on the basis that it was premature pending the adoption of the LAP and in advance of the findings of a transport study.

The LAP has now been published along with the transport study. The transport study refers to there now being no need for the roadway through the northern section of the site, shown in the General Site Layout Plan.

Summary of that application below;

Description	No. of Units	Area (m ²)	Area (Ft ²)
4 Bedroom semi-detached house	17	140.2	1,509
4 Bedroom semi-detached house	1	174.8	1,882
4 Bedroom semi-detached house	4	129.7	1,396
4 Bedroom semi-detached house	3	130.4	1,404
3 Bedroom semi-detached house	1	129.6	1,395
3 Bedroom detached house	21	119.3	1,284
3 Bedroom semi-detached house	4	119.3	1,284
3 Bedroom detached house	8	118.5	1,276
3 Bedroom semi-detached house	3	118.5	1,276
3 Bedroom semi-detached house	4	108.1	1,164
3 Bedroom semi-detached house	7	108.6	1,169
2 Bedroom terraced house	4	82.2	885
3 Bedroom terraced house	4	98	1,055
Total Number of Units	81		



⇒ Method of Sale

The subject property is being offered for sale by Private Treaty.

⇒ Title

We understand that the property is held freehold.

⇒ Services

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

⇒ Viewings

All viewings are strictly by prior arranged appointment only through the sole selling agents Savills.

⇒ Contact

Selling Agents



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