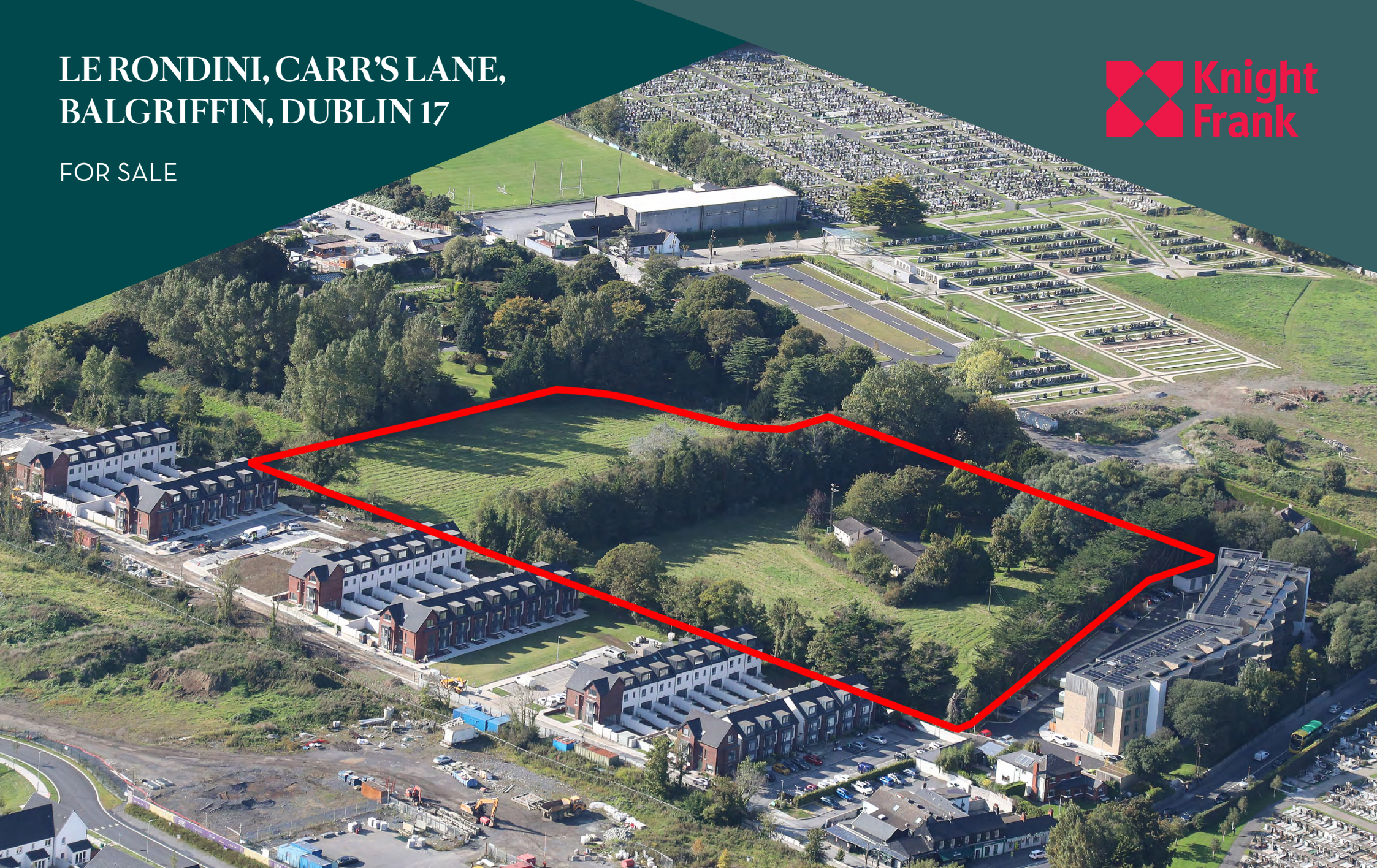


LE RONDINI, CARR'S LANE, BALGRIFFIN, DUBLIN 17

FOR SALE



SUPERB RESIDENTIAL ZONED DEVELOPMENT OPPORTUNITY (S.P.P.)

Le Rondini, Carr's Lane, Balgriffin, Dublin 17

6.45 acres approx.

Description / Location

The subject site currently comprises a single-storey residential dwelling with adjoining lands extending to approx. 6.45 acres (2.615 hectares). The lands are laid out in two divisions separated by a band of trees, with two existing access points off Carr's Lane which connects to the Malahide Road.

The property is located in a mature residential location which has seen recent notable residential development to the south of the lands. Northern Cross and Clarehall Shopping Centre are located approx. 1km from the property with occupiers including Tesco, Hilton, Meadows and Byrne, Fresh, Bank of Ireland and Fine Wines to name a few whilst there are a number of green spaces in close proximity such as Father Collins Park.

The surrounding coastal towns of Portmarnock, Malahide and Howth are also nearby and offer a wide range of eateries, cafes and amenities. In addition to the significant employment in the City Centre, Dublin Airport, which is in close proximity, provides 19,900 direct jobs, with a further 11,700 indirect jobs in firms that support or supply to the airport.

The site is highly accessible by car via 'Northern Cross' junction off the Malahide Road (R107), the M50 and M1 motorways and Dublin Airport approx. 8 minutes via car. The location is also accessible by public transport via the 42, 43 & 102C Dublin Bus routes which are located two minutes from the property.



Outline for indicative purposes only

Zoning

The land falls under the Fingal Development plan 2023 - 2029 with approximately 3.6 acres (1.46 hectares) zoned under 'RA' Residential Area, that is to 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure' under which Residential is permitted in principle.

The balance of the lands 2.86 acres (1.158 hectares) is zoned under GB 'Green Belt', that is to 'Protect and provide for a Greenbelt.'

Feasibility Study

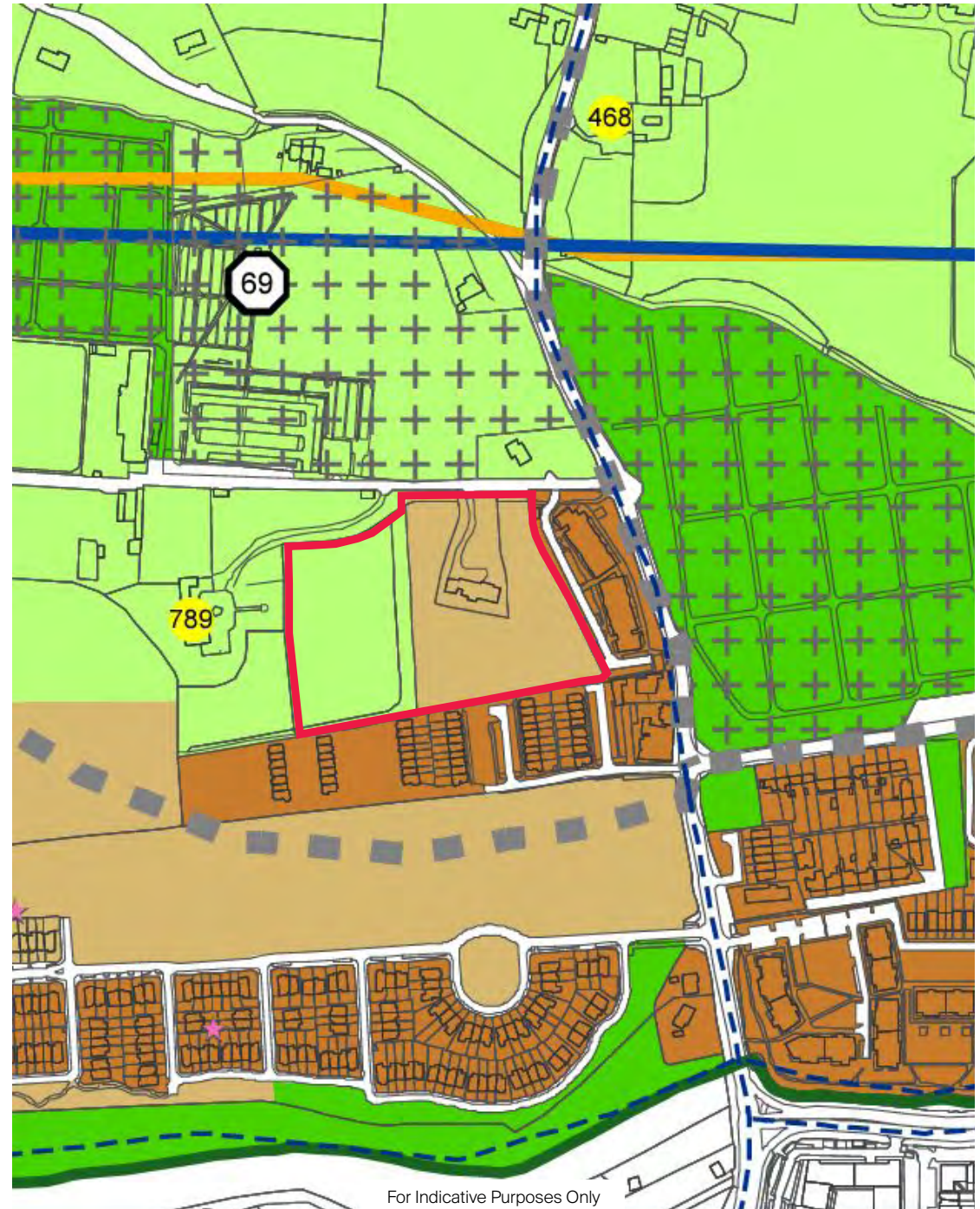
Conroy Crowe Kelly Architects have undertaken a feasibility study on the lands which demonstrates two separate residential schemes providing for either 35 houses or 66 apartments. The schemes have been carefully designed around a central open space focal point or towards trees and hedgerows along the boundaries.

Both scenarios provide a potential future connection point westwards into the greenbelt zoned lands. This connection could occur in the event of these lands becoming residentially zoned at a future stage. There is a strong planning precedent for residential development with the recently completed apartment development at Carr's Lane, Belcamp Manor and Gannon Home's Belcamp development adjoining the property.

Further details of the CCK study are available upon request.






Viewing

By appointment only.



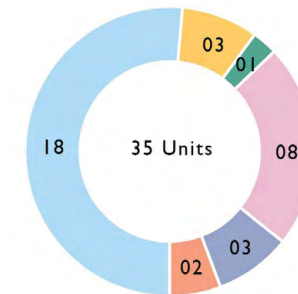
OPTION 1: HOUSING SCHEME (S.P.P)



	18 No.	House Type 2A (2 Bed Mid Terrace)	c.85 Sqm
	03 No.	House Type 3A (3 Bed Semi Detached)	c.115 Sqm
	01 No.	House Type 3B (3 Bed Semi Detached)	c.115 Sqm
	08 No.	House Type 3C (3 Bed End of Terrace)	c.110 Sqm
	03 No.	House Type 3D (3 Bed Mid Terrace)	c.105 Sqm
	02 No.	House Type 4A (4 Bed Detached)	c.135 Sqm

Total Units: 35 Units





18 No. 2 Bed units:	51%
15 No. 3 Bed units:	43%
2 No. 4 Bed units:	6%



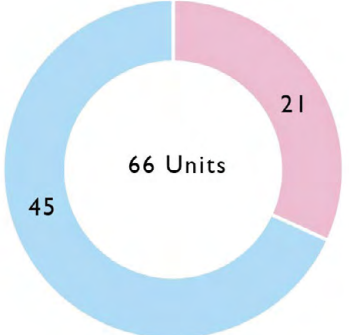
Above: The Housing scheme scenario indicating unit typologies.
Site Outline in Red

OPTION 2: APARTMENT SCHEME (S.P.P)

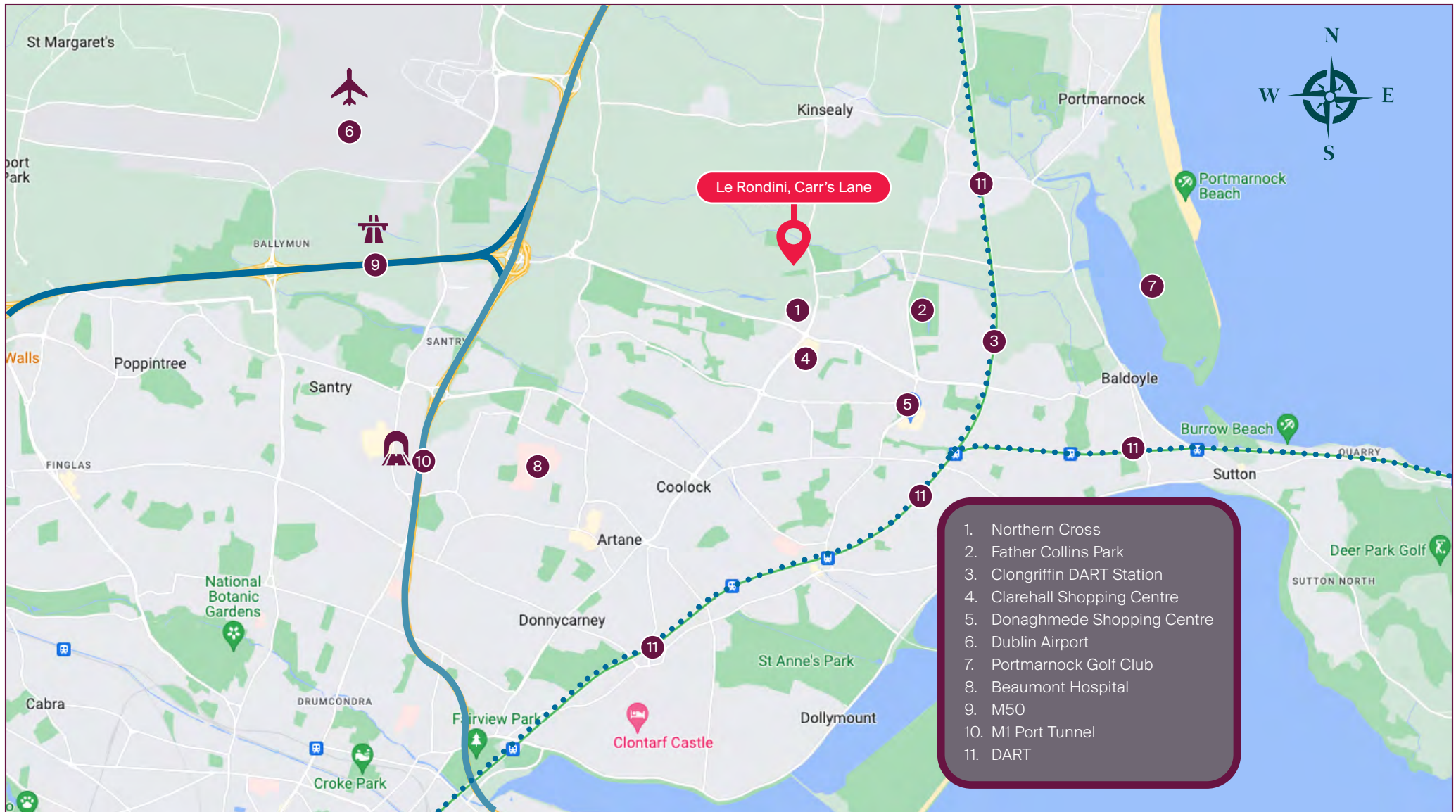


	21 No.	1 Bed Apartments <i>(Circa 52 sqm)</i>	32%
	45 No.	2 Bed Apartments <i>(Circa 94 sqm)</i>	68%
	04 No.	Ground Floor Bin & Bike Stores	N/A
		Circulation Space	

Total Units:	66 Units	100%
45 No. 2 Bed units:		61%
21 No. 1 Bed units:		33%



Above: The Apartment scheme scenario.
Site Outline in Red



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