

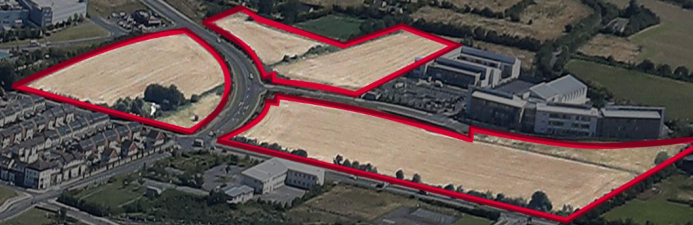
STEPHENSTOWN  
BALBRIGGAN  
CO. DUBLIN



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



## Key Asset Highlights



Balbriggan is one of Ireland's fastest growing commuter towns and a proven sales location



The entirety of the lands are zoned 'RA' Residential Area



O'Mahony Pike Architects have conducted a feasibility study demonstrating capacity for 319 units on the lands (S.P.P).



The lands extend to 19.2 acres / 7.8 hectares (approx.)



Superbly accessible with Irish Rail, Belfast Rail line, M1 Motorway connectivity to Dublin & Dublin Airport and Bus routes



# Stephenstown, Balbriggan, Co. Dublin

19.2 acres (approx.)

## Description

The lands, currently agricultural, are laid out over 3 divisions which rise from Clonard Road and include a 4-bed house extending to approx. 129 sq.m. / 1,388 sq.ft. The lands are accessed from and enjoy significant frontage to Clonard Road, the primary arterial road from Balbriggan to the M1 motorway. Millfield Shopping Centre is located to the east and Scoil Chormaic CNS and Bremore Educate Together Secondary School immediately adjoin the lands.

Nestled along the picturesque coastline of North County Dublin, Balbriggan is a thriving town that perfectly blends historic charm with modern amenities. As one of Ireland's fastest-growing communities, Balbriggan has become a highly sought-after location for families and house buyers alike.

## Location

Balbriggan town centre offers a variety of local retail options and the nearby Millfield Shopping Centre, which includes Tesco Extra provides additional shopping convenience.

Balbriggan and its surrounding areas provide educational facilities for people of all ages. The area offers various types of schools, including Gaelscoileanna and Educate Together, as well as several other primary, secondary and Montessori schools in the locality.

The town boasts several sports clubs catering to different interests, including Balbriggan Football Club, Balbriggan Rugby Club, Balbriggan Golf Club and Balbriggan GAA. For those who enjoy outdoor activities, Bremore Park offers plenty of green space and the town's coastal location also provides opportunities for various water sports.





## Transport

Balbriggan offers excellent transport options, making it a well-connected town for both commuters and residents:



### Rail Services

Balbriggan is served by a busy train station, providing frequent services to Dublin City and beyond:

- **Dublin-Belfast Rail Line:** Balbriggan is a stop on the main Dublin-Belfast rail corridor, offering excellent connectivity.
- **Commuter Services:** Regular trains to Dublin Connolly, Pearse and Grand Canal Dock stations make it ideal for commuters.
- **Journey Times:** Travel to Dublin city centre typically takes around 40 minutes by train.



### Bus Services

Balbriggan has a comprehensive bus network offering local and regional routes:

- **Dublin Bus:** Routes such as the 33 and 33X provide direct access to Dublin City.
- **Go-Ahead Ireland:** Additional services connect Balbriggan to nearby towns and suburbs.
- **Private Operators:** A number of private operators offer commuter services to Balbriggan.

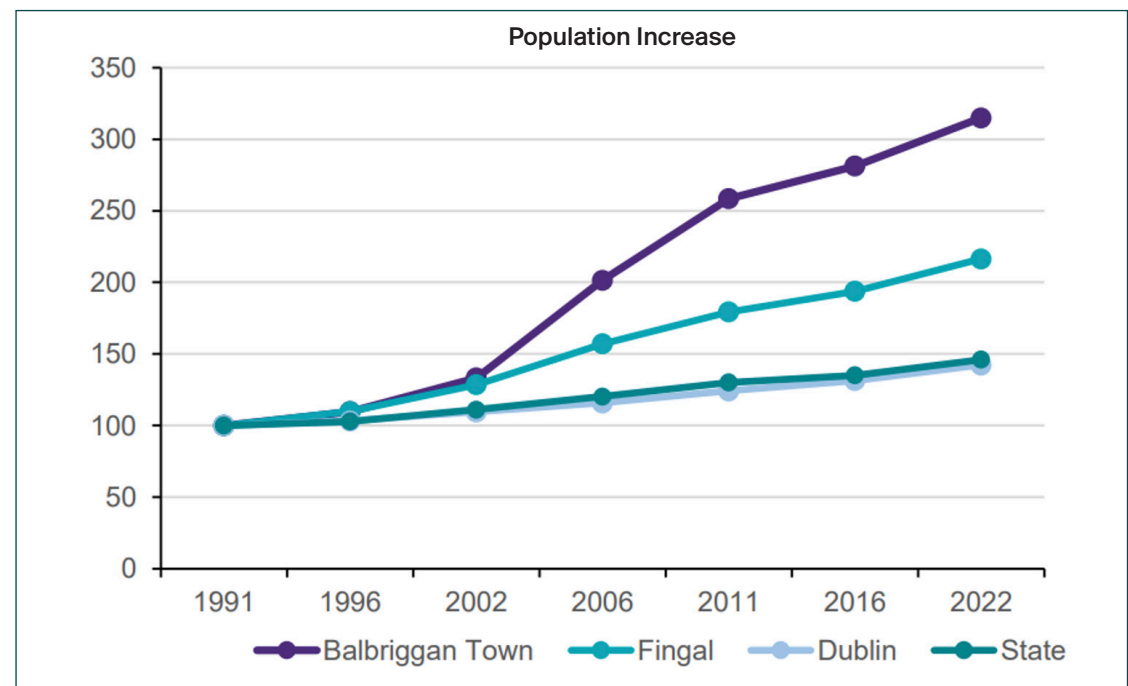
## Demographics

The population of Balbriggan has grown 12% between 2016 and 2022 to a total of 24,322 according to the 2022 Census results. This is faster than the rate of population growth observed in the State (8.1%) during the same period.

(Source: CSO Census - Population Growth in Balbriggan Town, Fingal, Dublin and Nationally, 1991 – 2022 (1991 = 100))



Balbriggan Harbour





# Method of Sale

The land is offered for sale in Lots or the Entire Land Holding



## Lot 1

9.0 Acres / 3.7 Ha

## Lot 2

4.8 Acres / 1.9 Ha

## Lot 3

5.4 Acres / 2.2 Ha

## Lot 4

Entire Land Holding  
19.2 Acres / 7.8 Ha



## Zoning

The entirety of the lands are zoned 'RA' Residential Areas under the Fingal Development Plan 2023 – 2029, that is to provide for new residential communities subject to the provision of the necessary social and physical infrastructure.

The lands are not subject to a Local Area Plan (LAP).

## Feasibility Study

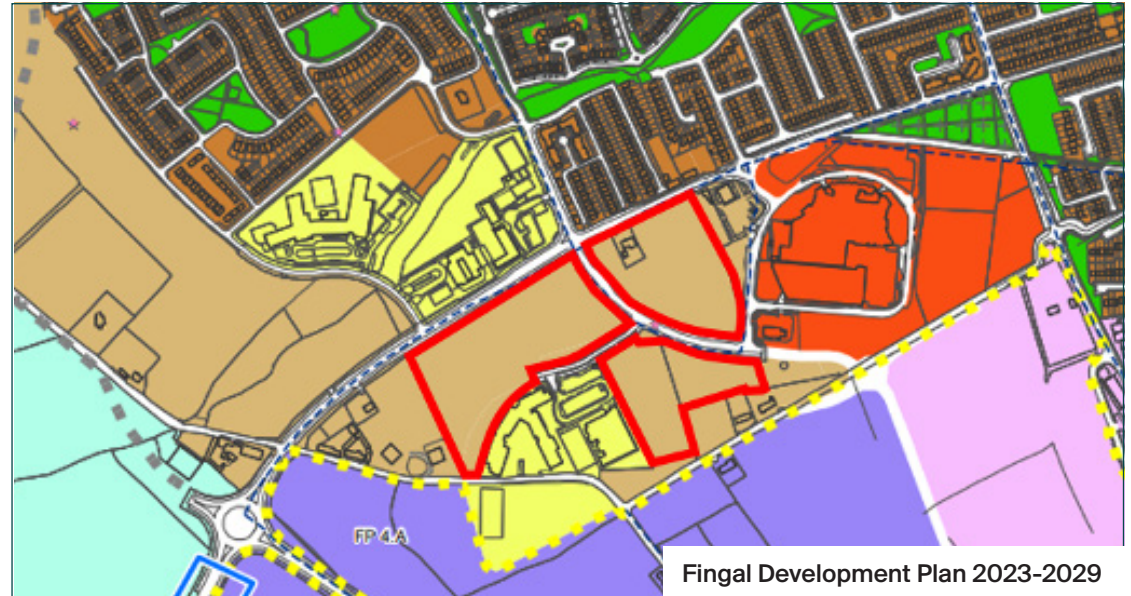
O'Mahony Pike Architects (OMP) have conducted a feasibility study demonstrating capacity for approx. 319 units on the lands together with a single Creche facility (S.P.P).

## Lot1

Three housing clusters are arranged to provide efficient street layouts with the preferred orientation of east / west gardens and will deliver the active frontages to Clonard Road to the north and pedestrian connection to the Bus Stops. A central open space is overlooked by 3no. Duplex Own-Door terraces which will activate the streetscape and provide passive surveillance.

### Schedule of Accomodation: Lot 1

House Type	No. of Units	S.Q.M	SQ.FT	Total S.Q.M
H3A - 3 Bed Mid- Terrace	29	108	1163	3132
H3B - 3 Bed End-of-Terrace	38	116	1249	4408
H3C - 3 Bed House (Wide-Fronted)	13	120	1292	1560
D3A - 3 Bed Duplex (Over 1 Bed)	20	110	1184	2200
D1A - 1 Bed Duplex (Below 3 Bed)	20	51	549	1020
D3B - 3 Bed Duplex (Lower)	14	111	1195	1554
D3C - 3 Bed Duplex (Upper)	14	121	1302	1694
Total Number of Units (Approx.)	148			15568



Fingal Development Plan 2023-2029



Lot 1



## Lot 2

Lot 2 is accessed from Clonard Boulevard which also serves Lot 1 and the adjoining schools. The proposed layout looks to secure the boundaries of the site and provide south facing and west facing gardens.

The central open space is bound and overlooked by 2no. terraces of duplexes which have 1 bed units at ground floor and 3 bed duplex above, all own door access and street parking.

**Schedule of Accommodation: Lot 2**

House Type	No. of Units	S.Q.M	SQ.FT	Total S.Q.M
H3A - 3 Bed Mid- Terrace	25	108	1163	2700
H3B - 3 Bed End-of-Terrace	30	116	1249	3480
H3C - 3 Bed House (Wide-Fronted)	0	120	1292	0
D3A - 3 Bed Duplex (Over 1 Bed)	12	110	1184	1320
D1A - 1 Bed Duplex (Below 3 Bed)	12	51	549	612
D3B - 3 Bed Duplex (Lower)	0	111	1195	0
D3C - 3 Bed Duplex (Upper)	0	121	1302	0
<b>Total Number of Units (Approx.)</b>	<b>79</b>			<b>8112</b>

Lot 2

## Lot 3

Short terraces of 4no. houses are proposed to help deal with the fall of the site and the houses will provide active frontage to Clonard Road but their designated parking is within the site. The proposed Duplex terrace provide a strong edge to the link road and the public open space is overlooked and central to the scheme for all residential. This option allows for an increase in the housing mix by 7no. dwellings and an improved layout for quality housing.

**Schedule of Accommodation: Lot 3**

House Type	No. of Units	S.Q.M	SQ.FT	Total S.Q.M
H3A - 3 Bed Mid- Terrace	29	108	1163	3132
H3B - 3 Bed End-of-Terrace	26	116	1249	3016
H3C - 3 Bed House (Wide-Fronted)	4	120	1292	480
D3A - 3 Bed Duplex (Over 1 Bed)	0	110	1184	0
D1A - 1 Bed Duplex (Below 3 Bed)	0	51	549	0
D3B - 3 Bed Duplex (Lower)	18	111	1195	1998
D3C - 3 Bed Duplex (Upper)	18	121	1302	2178
<b>Total Number of Units (Approx.)</b>	<b>95</b>			<b>10804</b>

Lot 3







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