

# THE COAST ROAD, BALDOYLE, DUBLIN 13



FOR SALE

WATERFRONT DEVELOPMENT SITE - F.P.P. FOR HOTEL & RETIREMENT HOME

# Key Asset Highlights



Extant planning permission for a 150 bed hotel and a 150 bed retirement home with respite care



Benefits from excellent sea views over Baldoyle Bay and Portmarnock Beach beyond



The site extends to approx. 12.6 acres



Excellent public transport in the immediate area with both Sutton DART station and Clongriffin DART station within 1.2km



Adjoins the extensive Baldoyle Racecourse Park and is just a short walk from Baldoyle Village

# The Coast Road, Baldoyle, Dublin 13

12.6 Acres (approx.)

## Description

The site represents a superb waterfront development opportunity located on the Coast Road, Baldoyle, Dublin 13.

Extending to approx. 12.6 acres, the site has excellent sea views over Baldoyle Bay and Portmarnock Beach beyond.

The site benefits from approx. 280 metres of frontage to the Coast Road and approx. 150 metres of frontage to Red Arches Road.

The site adjoins the extensive Baldoyle Racecourse Park and is just a short walk from Baldoyle Village. Furthermore, Portmarnock Golf Club, Deer Park Golf in Howth, Malahide Golf Club and St. Anne's Golf Club are all in close proximity.

There is excellent public transport in the immediate area with both Sutton DART station and Clongriffin DART station within 1.2km.

Furthermore, there are also multiple Dublin Bus stops at the site. Dublin Airport is within a 10km drive while the M50 and M1 motorways are within a 7km drive providing a linkage to the wider motorway network. Dublin City centre is only a 10km drive away.



## Planning Permission

The site benefits from an extant planning permission (F14A/0109) for the development of a 150 bed hotel and a 150 bed retirement home with respite care.

The duration of this permission was extended under planning reference F14A/0109/E1 until 9th May 2028.

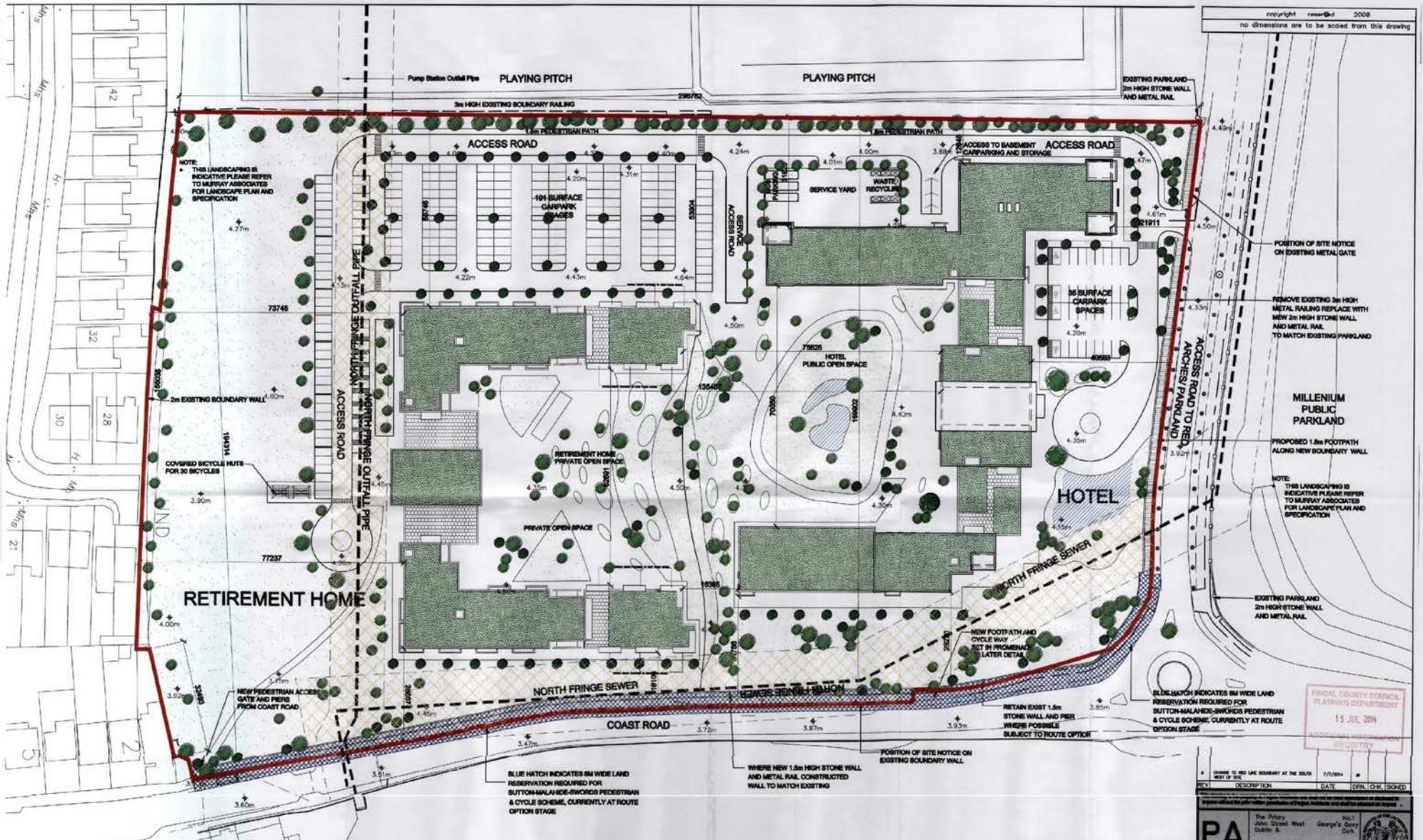
The 150 bed hotel is set out over 3 floors and includes an attractive F&B offering together with extensive spa, gym, swimming pool and conference facilities. The accommodation is broken down into 134 bedrooms and 16 suites.

The retirement home is a part 2 storey / part 3 storey building set out to include respite care and comprises 150 ensuite bedrooms, medical facilities, consultant rooms, outpatient treatment rooms and physiotherapy rooms. Residents' facilities include lounges, quiet rooms, libraries and roof terraces. There is also a communal dining area at first floor and a café at ground floor level.

## Zoning

The lands are zoned HA - High Amenity under the Fingal County Development Plan 2023 - 2029.





# Planning Application Drawing

## Additional Information - Layout Plan

For identification Purposes only

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING:-

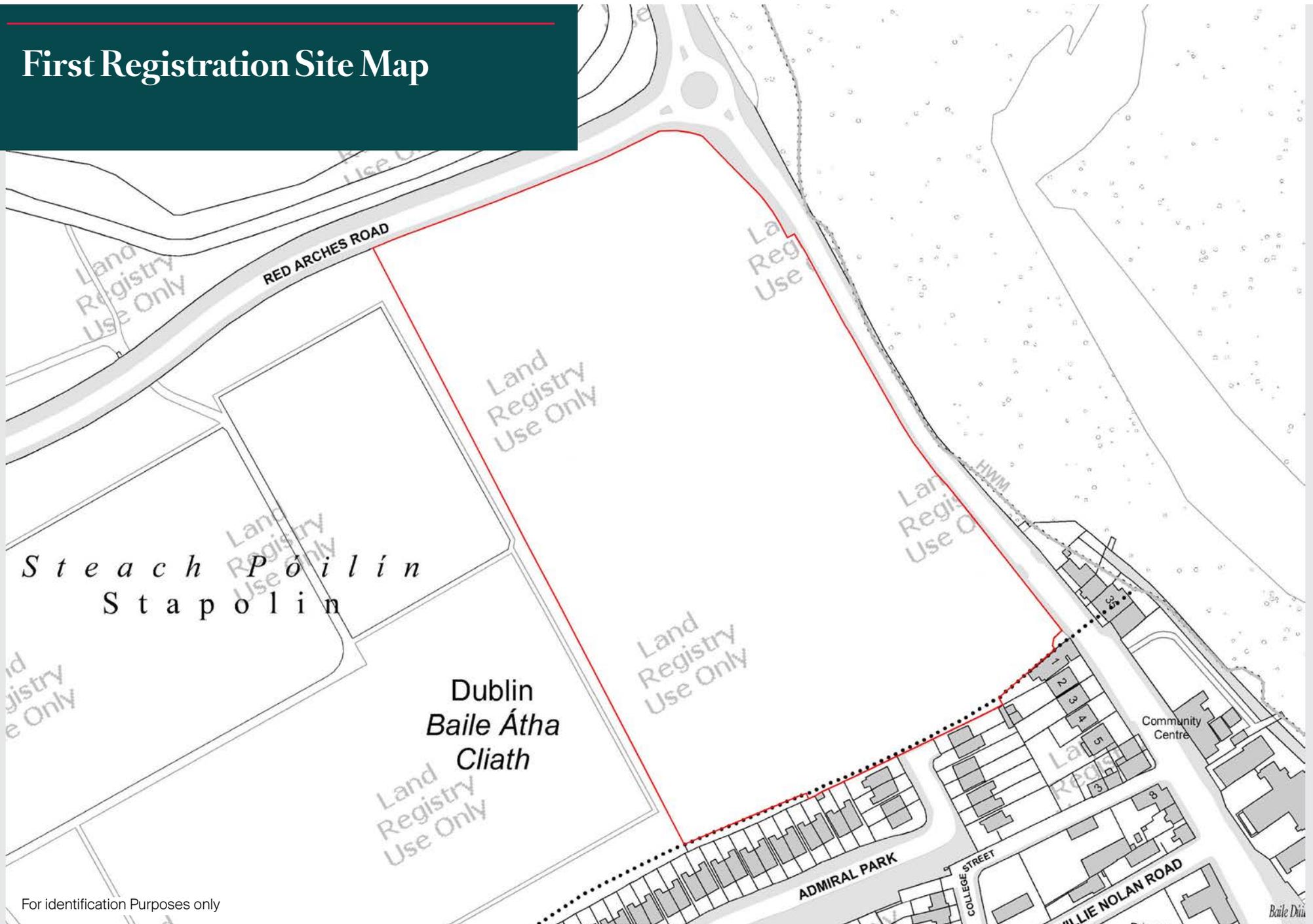
- FOR CIVIL AND STRUCTURAL ENGINEERING DETAILS CONSULT J.S. BARRY & PARTNERS DRAWINGS
- FOR DETAILS OF LANDSCAPE ELEMENTS CONSULT MURRAY & ASSOCIATES LANDSCAPE DRAWINGS.

REV	DESCRIPTION	DATE	DRN	CHK	SIGNED
A	CHANGE TO 8M WIDE LAND RESERVATION AT THE SOUTH	1/7/2014			

<b>PA</b> Project Architects The Priory John Street, West Dublin 8. Tel: 01 8796400 Fax: 01 8796753 E-mail: info@jpb.com Web: www.jpb.com		No.1 George's Quay Dublin Tel: 003 4312423 Fax: 001 4322800 Member of the Institution of Chartered Surveyors	
Project: <b>PROPOSED RETIREMENT HOME AND HOTEL AT COAST RD, BALDOYLE</b>			
Title: <b>SITE LAYOUT PLAN - ROOF LEVEL</b>			
Dwg No:	SC06-PA2-(5)-0003	Drn by:	JR / GMA / PA
Date:	FEB 2014	Scale:	1:500 @ A1
Client:	BARFORD HOLDINGS LTD.		

# First Registration Site Map



For identification Purposes only

Baile Dú





01 634 2466

20-21 Upper Pembroke Street,  
Dublin 2

**Contact:**

**Finin O'Driscoll**  
086 049 2114 | [Finin.ODriscoll@ie.knightfrank.com](mailto:Finin.ODriscoll@ie.knightfrank.com)

**Robert Wilson**  
086 419 4890 | [Robert.Wilson@ie.knightfrank.com](mailto:Robert.Wilson@ie.knightfrank.com)

Viewing by appointment | Price on Application

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