

FOR SALE BY PRIVATE TREATY

Lands at Baskin Lane

Kinsealy, Co. Dublin

Greenfield Development Opportunity

An aerial photograph showing a large greenfield development opportunity in Kinsealy, Co. Dublin. The land is outlined in yellow and is surrounded by agricultural fields, some of which are brown and some are green. In the background, there is a dense urban area with many buildings and houses. The sky is blue with some clouds.

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Executive Summary

Opportunity to acquire a substantial landholding in North County Dublin, strategically located close to Dublin Airport with superb connectivity.



Substantial 4.65 hectares (11.5 acres) greenfield landholding with clear natural boundaries



Zoned 'GB' Greenbelt under the Fingal Development Plan 2023-2029 supporting rural uses



Strategic location approximately 3 km from Dublin Airport and 10 km north of Dublin City Centre



Wide range of amenities, schools, and leisure facilities in Kinsealy, Malahide, and Portmarnock



Excellent transport connectivity with direct access to M1, M50, and other key arterial routes

Location

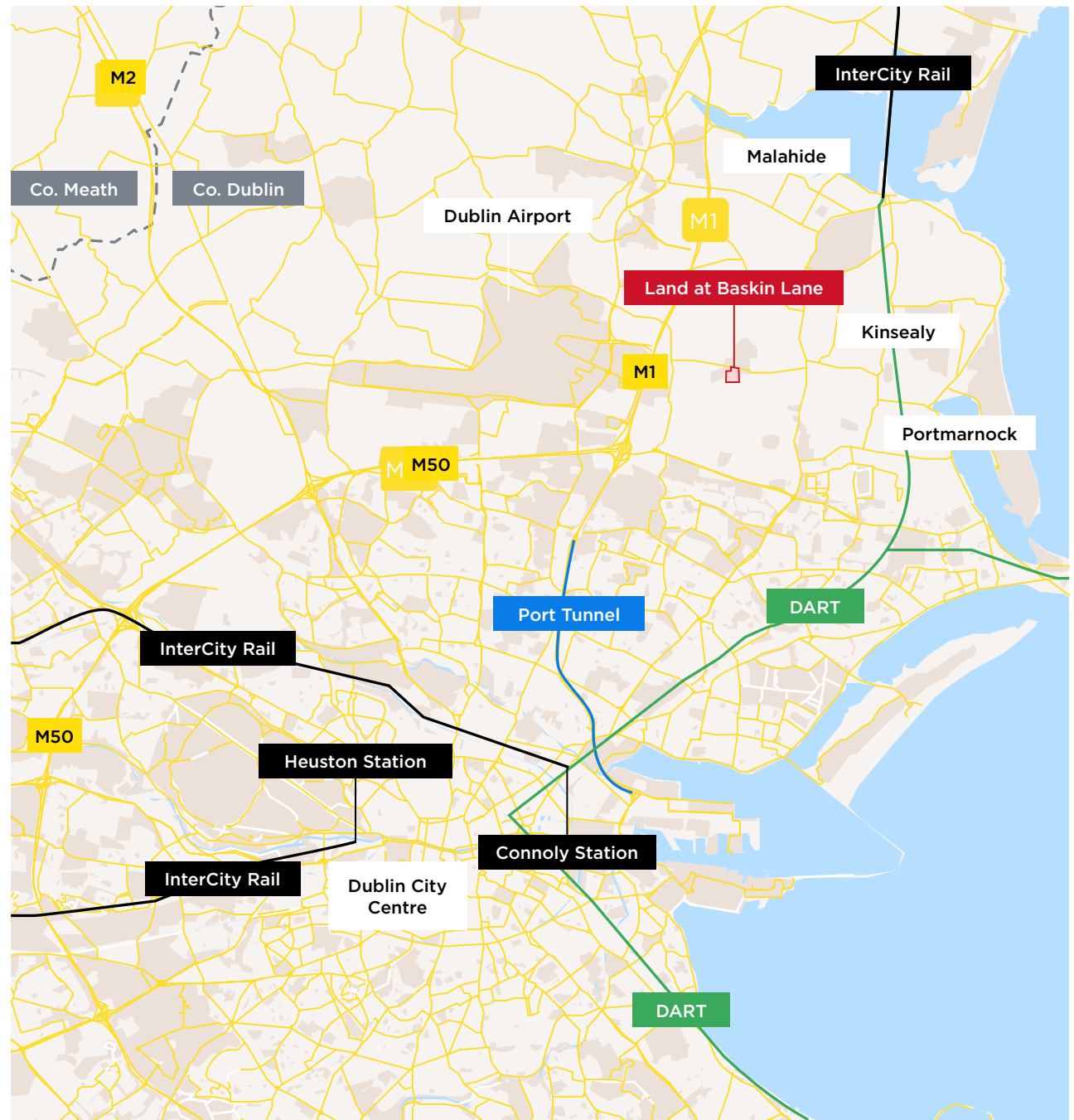
The lands are situated on the southern side of Baskin Lane, approximately 3.4 km northeast of the M1/M50 junction and 1.3 km west of Kinsealy. Dublin Airport lies just 3.7 km to the east, while Dublin City Centre is located approximately 14.8 km to the south. The surrounding area is characterised by open countryside with low-density housing, including Baskin Cottages to the immediate north, and notable heritage landmarks such as Abbeville House to the northeast.

A range of local amenities is available in nearby Kinsealy, including convenience shopping and services, while the larger towns of Malahide and Swords provide an extensive selection of retail, dining, and leisure facilities. Malahide, a renowned coastal town, offers an abundance of cafés, restaurants, and boutique shops, along with Malahide Castle and Malahide Marina. Swords benefits from significant retail provision, including the Pavilions Shopping Centre, and is a major employment hub with excellent public services.

Recreational and sporting amenities are plentiful in the area, including golf at Malahide and Portmarnock, sailing and water sports along the north Dublin coastline, and a range of GAA, soccer, and rugby clubs serving the local communities.

The area is well served by educational facilities, with numerous primary and secondary schools in Kinsealy, Malahide, and Swords. Dublin City University (DCU) and other third-level institutions are also within commuting distance.

The lands benefit from excellent connectivity, with the M1 and M50 motorways just minutes away, providing direct access to Dublin City Centre and the wider national road network. Dublin Airport is located less than a 10-minute drive from the property, while regular bus services along the Malahide Road connect Kinsealy and surrounding areas with the city.



Description

Extending to approximately 4.65 hectares (11.5 acres), the property comprises a regular-shaped parcel of greenfield land, laid out in two paddocks separated by a natural hedgerow and stream.

The northern field (c. 2.45 acres) benefits from road frontage of approximately 90 metres to Baskin Lane and contains the sole vehicular access point.

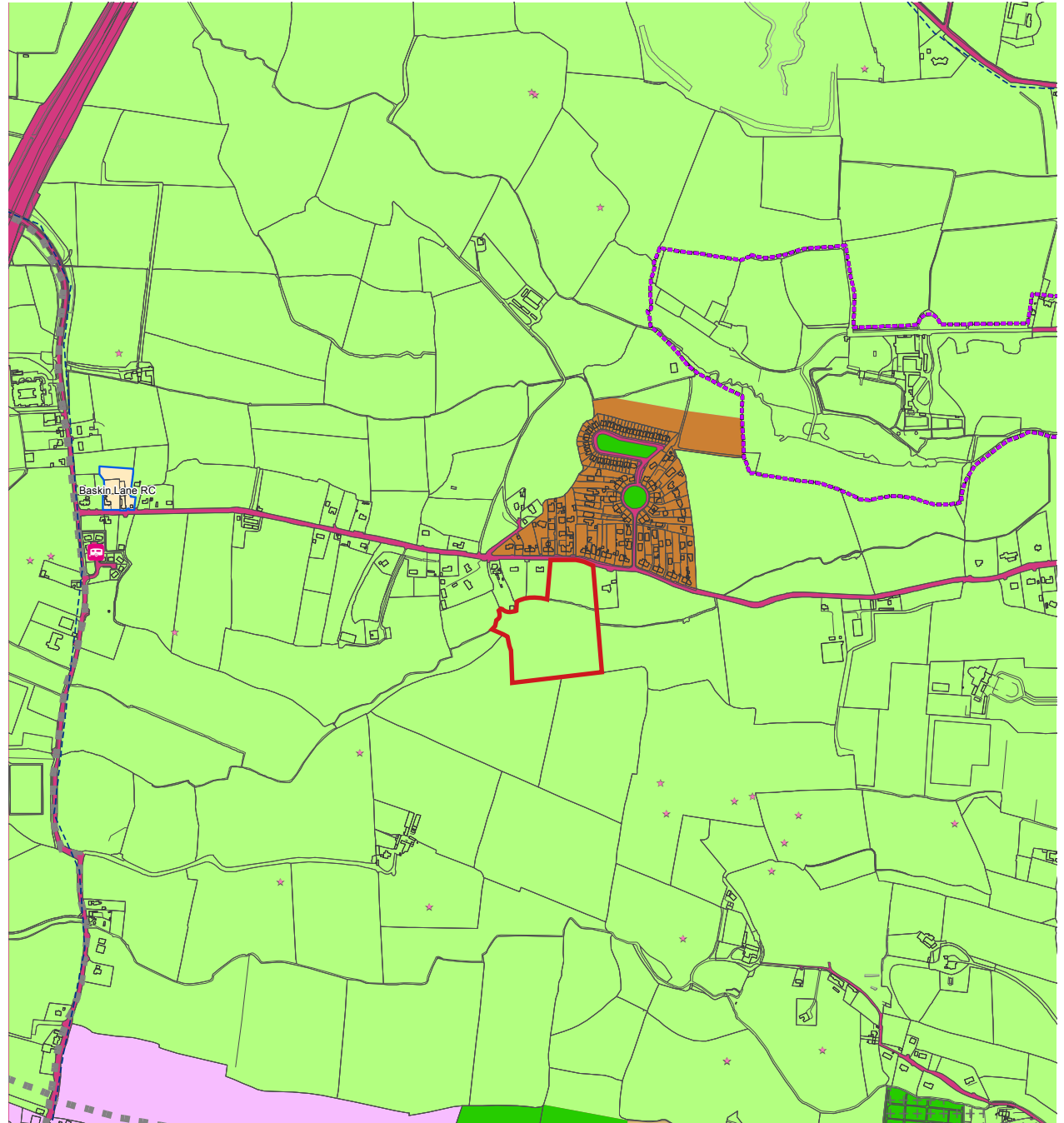
The southern field (c. 9.05 acres) is more irregular in shape and is bounded on all sides by agricultural land. Both fields have a level topography, well-defined natural boundaries, and no overhead power or telecom lines crossing the site.

Town Planning

The subject lands are zoned 'GB' Greenbelt under the Fingal Development Plan 2023-2029, supporting a range of permitted uses including agriculture, agri-tourism, recreational and sports activities, and equestrian facilities.

Residential development may also be considered in accordance with Fingal's Rural Housing Policy (CSP46) and in line with the Rural Settlement Strategy. The property offers potential for rezoning, subject to a submission to Fingal County Council as part of the next County Development Plan review.

The lands are situated within Dublin Airport Noise Zone C and lie adjacent to the Dublin Airport Public Safety Zone - Outer, both of which guide the type and scale of development considered appropriate for the area.





Further Information

DATA ROOM

For access to the data room, please contact the selling agents.

METHOD OF SALE

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

TITLE

It is understood that the property is held under freehold.

BER RATING

Not applicable.

SERVICES

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

SOLE SELLING AGENTS



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