



FOR SALE BY PRIVATE TREATY

Exceptional Development Site with FPP for 5 houses
at The Fairways, Donabate Village, Co Dublin.



LOCATION

Superby located in the centre of Donabate Village, a popular location for home buyers due to its excellent train service to the City Centre and its charming coastal location. The charming village centre contains all essential local amenities including shops, cafes and both primary and secondary schools.

Donabate Village is located c. 4.5 Km from Exit 1 on the M1, c. 12km from Dublin Airport and c. 25 Km from Dublin City Centre.

The village is well serviced by the very frequent train service to Connolly Station in Dublin City Centre with a journey time of approx. 25mins.

The site is accessed off The Fairways which is a well-established residential development in the heart of Donabate.

DESCRIPTION

The site extends to c. 0.46 acres/ 0.186 Ha and has full planning permission for five homes, comprising of the following mix:

House Type	No. of Style	Approx. Sq ft
4 bed detached with home office in rear garden	1	1969 excluding home office
3 bed semi detached house	2	1205
3 bed semi detached house with home office in rear garden	2	1205 excluding home office

PLANNING REFERENCES:

Planning permission was granted on the 10th March, 2016 under An Bord Pleanala Ref. PL06F.245697 & Fingal County Council Reg Ref. F15A/0194.

SERVICES

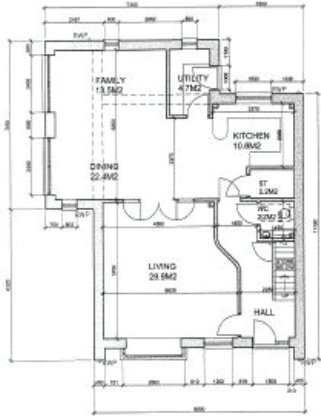
We understand that all mains services are available in The Fairways adjacent to the site and connection to same is possible.

TRANSPORT

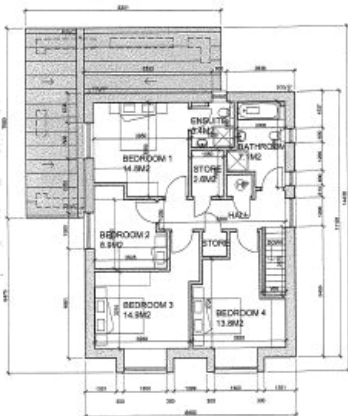
Donabate Train Station is located c. 500m from the subject site.



4 BEDROOM DETACHED PLANS

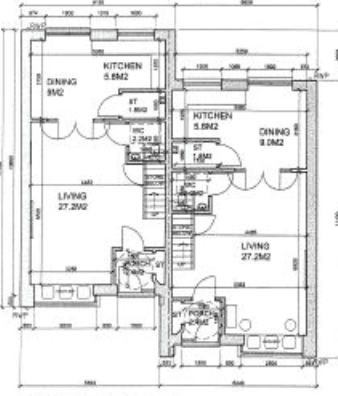


GROUND FLOOR - PLOT 1
AREA: 101.1 m²
SCALE: 1:100

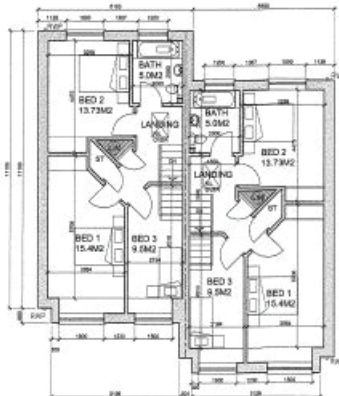


FIRST FLOOR - PLOT 1
AREA: 62.2 m²
SCALE: 1:100
TOTAL AREA: 163.3m²

3 BEDROOM SEMI - DETACHED PLANS



GROUND FLOOR - PLOTS 2 & 5
AREA PER PLOT: 54.6m²
SCALE: 1:100



FIRST FLOOR - PLOTS 2 & 5
AREA PER PLOT: 57.6m²
SCALE: 1:100
TOTAL AREA PER PLOT: 112.4m²

SITE PLANS





MAP KEY

- | | |
|--------------------------|----------------|
| 1 Donabate Church | 4 Supervalu |
| 2 Donabate Main Street | 5 Keelings Pub |
| 3 Donabate Train Station | 6 The Fairways |

VIEWING

By appointment only with the sole selling agent DNG
Gemma Lanigan | T: 01 4912610 | E: gemmalanigan@dng.ie

GUIDE PRICE: €800,000

FOR FURTHER INFORMATION PLEASE CONTACT SELLING AGENTS,
DNG NEW HOMES, DEVELOPMENT AND ADVISORY DIVISION

DOUGLAS NEWMAN GOOD
DNG
ADVISORY DIVISION



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