

Development lands at

**STRUAN HILL,  
PRIORY ROAD,  
DELGANY,  
CO. WICKLOW.**



*For identification purposes only.*

**For Sale by Private Treaty**





LOCATION

The property is located immediately south of Delgany Village, Co. Wicklow. Delgany is a popular leafy village nestled between the M11 and Greystones, just 14 km from the M50 and 28 km from Dublin city centre. The village amenities include some restaurants and bars such as the Delgany Inn and the Horse and Hound; Delgany and Greystones Golf Club and some primary and secondary schools are located on the western fringes of Greystones.

The site is situated off Priory Road and across from the Glenair Manor development. The site benefits from exceptional sea views from some of the higher located sites. Infrastructure includes ease of access directly onto the N11/M11/M50 which link directly to Dublin city centre. The site is also within proximity to Glen of the Downs and Greystones which benefits from full DART services.



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DESCRIPTION

The subject property comprises a residential site of approximately 7 acres (2.83 ha). The site has full planning permission for 12 large detached houses ranging in size from 278 – 282.2 sq. m. all set on large plots. The original Struan Hill House, a protected structure still stands on the site, the house is fire damaged and is in need of full renovation. The site has the benefit of services to include the main estate road, surface and waste water drainage and ducting for gas and electricity. The sites to the eastern end of the site are elevated and benefit from fantastic sea views.

PLANNING

Wicklow County Council granted planning permission for various works to the protected structure of Struan House and the provision of 12 two-storey detached dwellings, subject to 22 conditions and in accordance with planning reference 15/260.

ZONING

The lands are zoned R5 (five units per hectare) in the Delgany, Greystones and Kilcoole LAP 2013 – 2019.





## FURTHER INFORMATION

### TITLE

We understand the property is held under freehold title.

### BER

BER exempt.

## CONTACT

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