

## PLOT 21 BEECHURST, KILLARNEY ROAD, BRAY, CO. WICKLOW



01-638 2700

- 0.0376Ha (0.093 acres) site situated in an idyllic residential cul-de-sac
- Full Planning Permission for 1 no. two storey detached four bedroom dwelling
- Strong transportation links with close proximity to the N11/M11



**LOCATION**

Bray is a centre of considerable regional importance and is the administrative, retail/commercial, educational and transportation hub of County Wicklow. The town is located 22 km south of Dublin and 15km south of the M50. The town is easily accessed via the N11/M11, DART, Dublin Bus and Bus Eireann Services.

The subject property is situated approximately 2km east of the N11 & M11 within Beechurst, an established residential estate located off the Killarney Road. The subject site is also located approximately 450m south of Bray Town Centre.

Bray Town is served by the DART Line located approximately 1.5km to the east of the subject site along with Dublin Bus no.'s 133 and 145 to name a few which service Wicklow - Arklow and Ballywaltrim - Heuston Rail Station. There is a Dublin Bus stop within 90m of the subject property on the Killarney Road.

The immediate surrounding area comprises residential estates with commercial properties situated at nearby Main Street, Bray. Nearby local amenities include the Bray Promenade and Beach, Bray Golf Club, Bray Head Nature Reserve and the renowned Bray to Greystones Cliff Walk.

**DESCRIPTION**

The subject site is approximately 0.0376 Ha (0.093 acres) in size and located on Beechurst just off the Killarney Road

in Bray, Co. Wicklow. Plot 21 is situated in an established idyllic residential area south west of Bray town centre. This property benefits full Planning Permission for a two storey four bedroom dwelling and construction of a new vehicular entrance and driveway with associated site works at Plot 21 Beechurst, Killarney Road, Bray. The site presents an opportunity for a developer or purchaser to construct a tastefully designed two storey house in a quaint residential cul de sac with strong transportation links and an abundance of nearby amenities.

**PLANNING APPLICATION**

The subject site benefits Full Planning Permission for 1 no. detached two storey four bedroom dwelling approximately 162 sq. m (1,744 sq. ft) in size with construction of a new vehicular entrance and driveway with associated site works under planning reference number 19/841.

**TITLE**

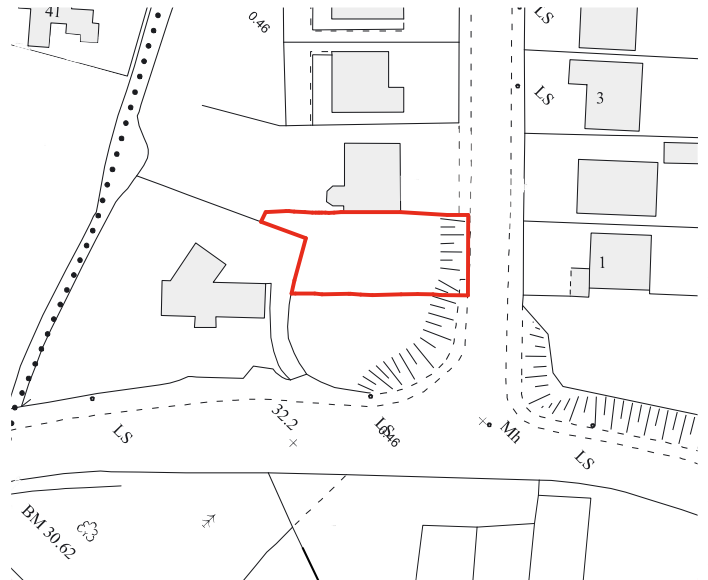
We understand that the property is held under a freehold title.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

