



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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# Kindlestown Road Upper, Bellevue, Delgany, Co. Wicklow



**For Sale by Private Treaty**

**CIRCA 97 ACRES / 79.72 HECTARES**

**Available in one or more lots  
Zoned Agricultural lands**

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**BRANCH OFFICE:** Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Kindlestown Road is a parcel of 97 acres of land in one block, located just 500 metres from Junction 9, heading south on the M11 Motorway.

The site offers a unique opportunity to acquire a large plot of land, in an idyllic and much sought after area, just 25Km south of Dublin City Centre, 45Km south of Dublin Airport, and 30Km south of Dun Laoghaire Port. The site is very accessible off the M11 which forms part of Euro Route E01 which connects Larne to Rosslare Harbour.

The site previously had planning for an 18 Hole Golf Course with practice facilities, part single storey two storey clubhouse, provision for 122 car parking spaces and 2 coach spaces and associated services, granted originally in 2008 (Planning Ref Wicklow County Council 08250), this was extended for a further 5 years in 2013 so it only lapsed on the 06th April 2019

It is presently zoned agricultural and is in a mixture of grassland and forestry, mainly of mature coniferous species. The immediate area is serviced by mains water, and there is also access to mains sewage.

There is only one vehicular entrance into the lands, this is the main entrance close to the junction between Ballydonagh Lane and the L1030 (Bellevue Hill Road).

The site itself is undulating, southerly facing with a self-draining shaly soil. The forested area is located to the west of the site, with high-end one-off housing to the coast side of The Kindlestown Road.



102Q5623. Photo. © Peter Barrow 4th October 2007. Tel: 0872-559638

Previous plans for 18-hole golf courses, this was extended for a further 5 years in 2013 it only lapsed on the 06th April 2019



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Kindlestown Road is located just 3 Km from Greystones, and 15Km south of Bray, the most rapidly developing town along the east coast of Ireland. Bray currently has a population of 32,000 people, and is serviced by bus, train, DART, primary and secondary schools, banking outlets, as well as an array of commercial and entertainment centres. The nearby Greystones/Delgany urban area itself also has a population of 22,000, and is the home to many businesses, restaurants, national schools, sporting facilities, nursing homes, churches and banks, as well as a DART station. Local attractions include the famous Greystones Harbour, Delgany Golf Club, Glenview Hotel and Leisure Centre, and the famous Sugar Loaf Mountain.



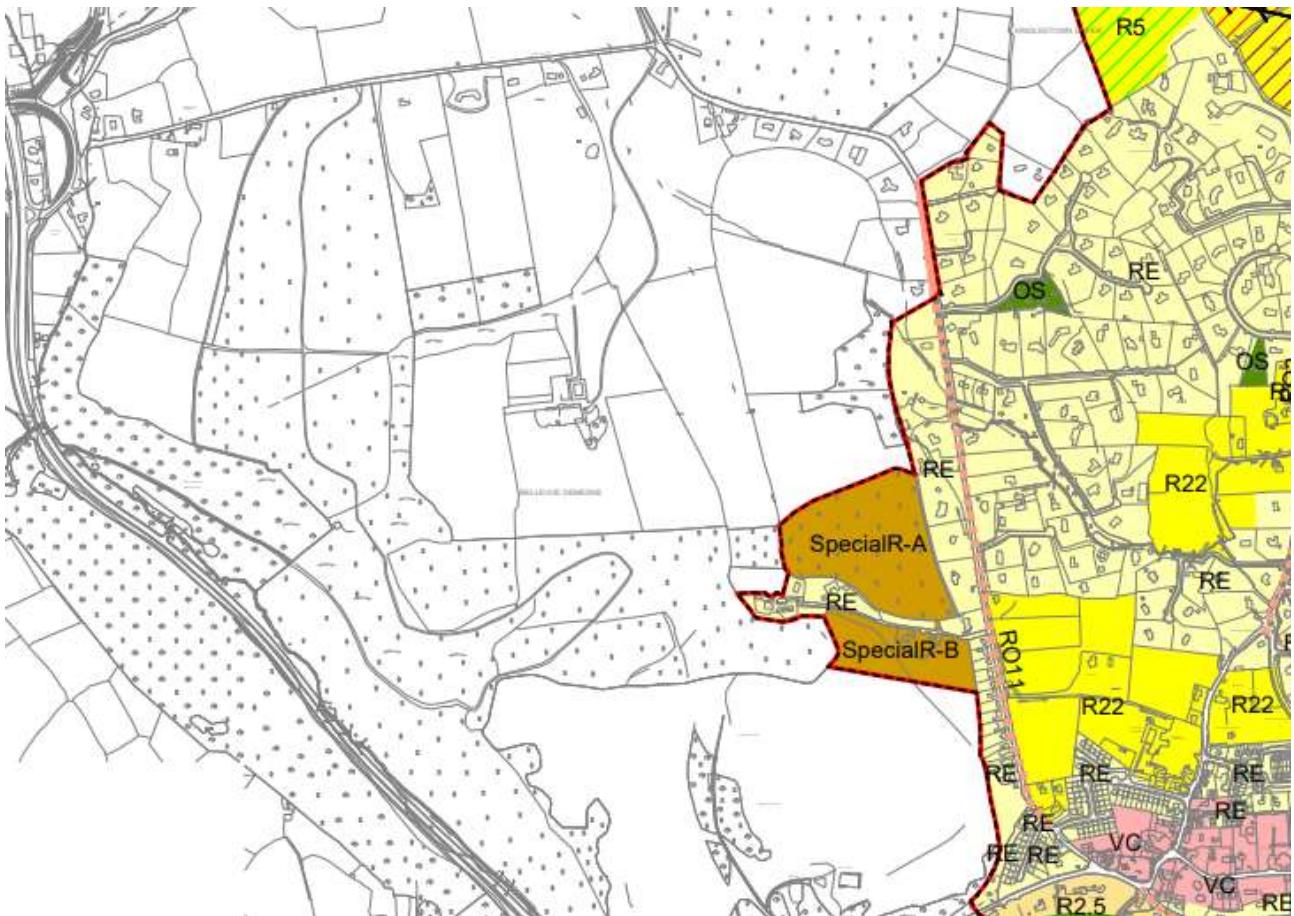
10205615 Photo: © Peter Barrow 4th October 2007 Tel: 0872-559638

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Due to its size and location, the site is suitable for many uses, and would be ideally situated for a sporting venue, hotel, business hub, housing, all subject to the necessary planning. The site offers strong potential to any developer, business or investor wishing to break into this rapidly growing area.

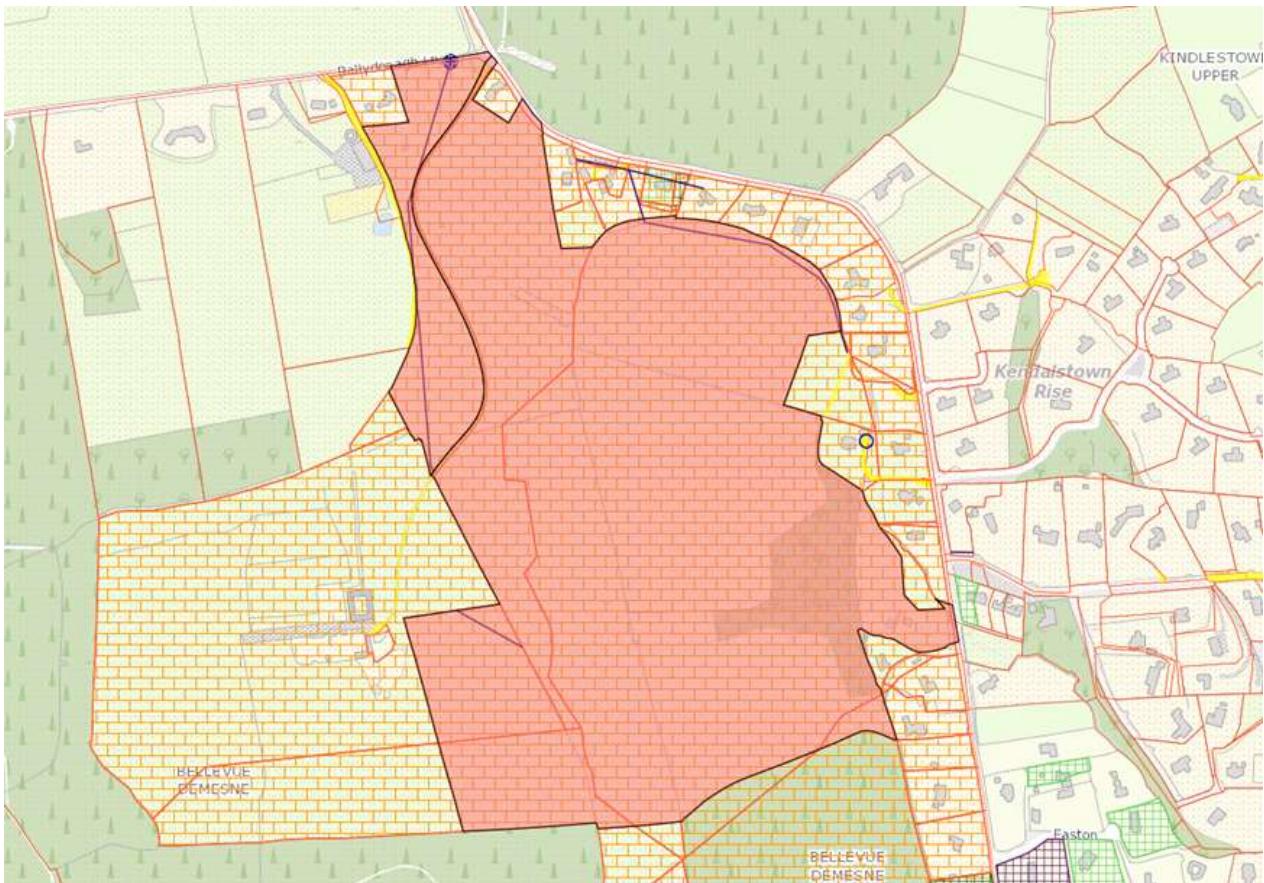
The lands are currently bordering the current development plan for Delgany/Greystones. The Wicklow County Council have not yet released the latest development plan for 2024 - 2028



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**Folio – WW20101F**  
**Circa 37.93 hectares / 93.72 acres**



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**Folio – WW23215F**  
**Circa 1.25 hectares / 3.08 acres**



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## All enquires to

### Wicklow Office

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Co. Wicklow, A67 PX97  
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0402 36783

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