savills



Shovel-ready residential development site with F.P.P for 14 no. residential units

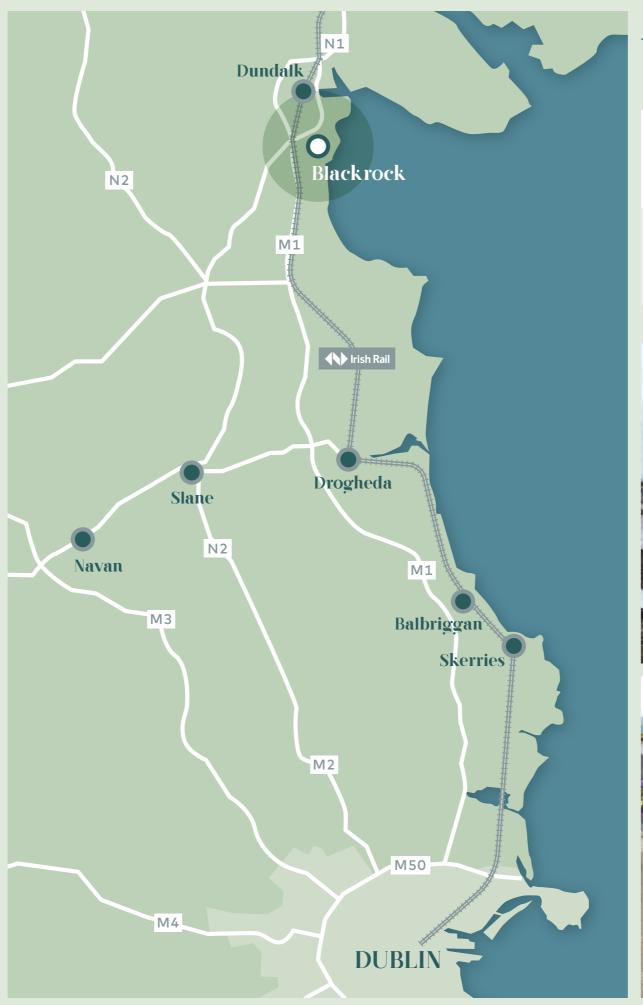


### Location

The lands comprise a prominent site on the outskirts of Blackrock Village, with significant road frontage onto Birch's Lane. The lands are situated within a highly desirable residential area.

Blackrock is an affluent coastal village in Co. Louth, approximately 3km south-east of Dundalk. It is becoming an increasingly popular residential and holiday location and benefits from a range of local village amenities including restaurants, cafes, bars and schools. The village boasts excellent recreational activities and scenic coastal walks.

The site benefits from excellent accessibility, being strategically positioned just off the R172 and easy access to the M1, Dublin City (60 minutes) and the Airport (45 minutes). The neighbouring Dundalk is an attractive commuter location offering further shopping centres, supermarkets, cinemas, schools and restaurants. Public transport is provided by a bus route which runs between Blackrock Village and Dundalk serviced every two hours.



#### Travel Times:

Journey	Transport	Time
Birch's Lane to Dundalk	car	6 min
	bike	14 min
Dundalk to Dublin City Centre	car	1 hour
	train	1 hour 10 min









# **Description**

The development site extends to approximately 1.39 ac. (0.563 ha.) and comprises a rectangular roadside plot, enclosed by a block wall, post-and-wire fence along its boundary.

The site is bound by two-storey housing at Old Golf Links Road and Marine Drive to the west, Marine View to the south, detached housing along the R172 to the east and Birch's Lane to the north.

The site is accessed by approximately 50m of road frontage onto Birch's Lane.

# Town Planning

#### Zoning

The site is zoned "A1 – Existing Residential" under the Dundalk Local Area Plan 2024-2030, the objective of which is to "To protect and enhance the amenity and character of existing residential communities".

#### Proposed Development

The site was Granted full planning permission (Ref: 2360177) for 14 no. houses in July 2024, a 5-year permission.

The proposed development was carefully designed by GFM Engineering Consultants Ltd to enhance and adapt to the specific residential needs of the local area. The development provides for substantial open space, with each unit having access to a generous garden and 2 no. car spaces.



# Schedule of Accommodation

-
-
}
}
-
)
)
)
)
)
)
)
)
9



## **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

The property is held freehold

#### Services

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

## Selling Agent



#### Savills Ireland

33 Molesworth Street Dublin 2 savills.ie PSRA 002233

#### Ebba Mowat

ebba.mowat@savills.ie +353 1 618 1413 +353 83 0411 009

#### James Anderson

james.anderson@savills.ie +353 1 663 4304 + 353 86 206 1583

## **Solicitor**



#### Tiernans Solicitors

15 Church Street, Townparks, Dundalk, Co. Louth

#### tiernanslegal.com +353 42 933 2362 info@tiernanslegal.com

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.