

A large, detailed illustration of a leaf, likely a birch leaf, with prominent veins and serrated edges, rendered in a light green color that blends with the background.

1.39 ac at Birch's Lane Blackrock, Co. Louth

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

Exciting Residential Development Opportunity



Superb residential development opportunity in Blackrock Village, an affluent and sought after coastal residential location in Co. Louth.



The lands comprise a prominent site extending to approximately 1.39 ac. (0.563 ha), fronting onto Birch's Lane.



The site is zoned "A1 – Existing Residential" under the Dundalk Local Area Plan 2024 – 2030.



Full planning permission is in place for the construction of 14 no. residential houses.



The site is well connected to Dublin via the M1 (5km) and Dundalk Train Station (5.8km)



Site benefits from a range of village amenities such as the neighbouring Dundalk Golf Course, Blackrock Village Centre and local beaches.

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

Number	Type	Sq m	Sq ft
1	4 Bed Detached	80	861
2	4 Bed Detached	80	861
3	4 Bed Detached	80	861
4	3 Bed Detached	70	753
5	3 Bed Semi-Detached	56	603
6	3 Bed Semi-Detached	54	581
7	3 Bed Semi-Detached	60	646
8	3 bed Semi-Detached	60	646
9	3 Bed End Terrace	52	560
10	2 Bed Mid Terrace	51	549
11	3 Bed End Terrace	52	560
12	3 Bed End Terrace	52	560
13	2 Bed Mid Terrace	51	549
14	3 Bed End Terrace	52	560
Total		850	9,149



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



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