

FOR SALE VIA PRIVATE TREATY

Site at Belmont Drive

Aiken's Village, Stepaside, Dublin 18

Prime South Dublin residential development opportunity



BER EXEMPT

Site outline is for illustrative purposes only



Prime South Dublin residential development opportunity located within the established Aiken's Village scheme in Stepside, Dublin 18



The site extends to approximately 0.26 hectares (0.65 acres)



Exceptional connectivity positioned within close walking distance to Glencairn Luas stop and immediate access to the M50 motorway



Established planning history with potential to deliver approximately 50 apartments or, alternatively, lower density residential homes



Zoned Objective A for residential development, improving residential amenity while protecting existing amenities, under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, with all main services available



Location

Located within Aiken's Village, Stepside, Dublin 18, the site lies in a highly regarded and well established South Dublin residential neighbourhood.

The site is well served by public transport links and benefits from convenient access to Dublin City Centre and the wider metropolitan area via the Luas and surrounding transport network.

Glencairn Luas stop on the Green Line is also within a short walk (approximately 15 minutes), offering frequent tram services to Cherrywood, Dundrum and Dublin City Centre. Dublin Bus routes such as the 44, 47 and 118 operate nearby, linking Aiken's Village with the city centre and surrounding suburbs.

The M50 motorway is also located just a 4-minute drive providing immediate access to Dublin Airport within approximately 25 minutes and to the wider county.

The surrounding area benefits from a wide range of amenities, including schools, sports clubs and community facilities.

Nearby villages, Stepside and Sandyford further enhance the location, offering an excellent selection of restaurants, shops, boutiques and cafés.





Description

The subject site comprises an irregularly shaped greenfield area of approximately 0.26 hectares (0.65 acres).

The site is bound by existing low-density housing to the west, Village Road to the south, Aikens Drive to the east and greenfield land to the north.

The site has an established planning history and offers potential for the delivery of up to 50 apartments with surface car parking, or alternatively a lower-density housing scheme, subject to planning permission

This represents an excellent opportunity to deliver a high-quality development within one of South Dublin's most sought-after residential locations, benefitting from strong demand and an established amenity base.

Zoning

The site is zoned 'Objective A' under the Dún Laoghaire-Rathdown Development Plan 2022 - 2028 which is defined as 'to provide residential development and improve residential amenity while protecting the existing residential amenities.'

PERMITTED IN PRINCIPLE: Assisted Living Accommodation, Community Facility, Childcare Service, Doctor/Dentist etc., Education, Health Centre/ Healthcare Facility, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

Further information

PLANNING PACK

For access to the data room, please contact the selling agent.

TITLE

It is understood that the property is held freehold.

BER

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METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

SERVICES

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

CONTACT



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