

KINSALEY HOUSE & LANDS

KINSALEY, CO. DUBLIN

FOR SALE

MALAHIDE GOLF CLUB

DART

CHAPEL ROAD

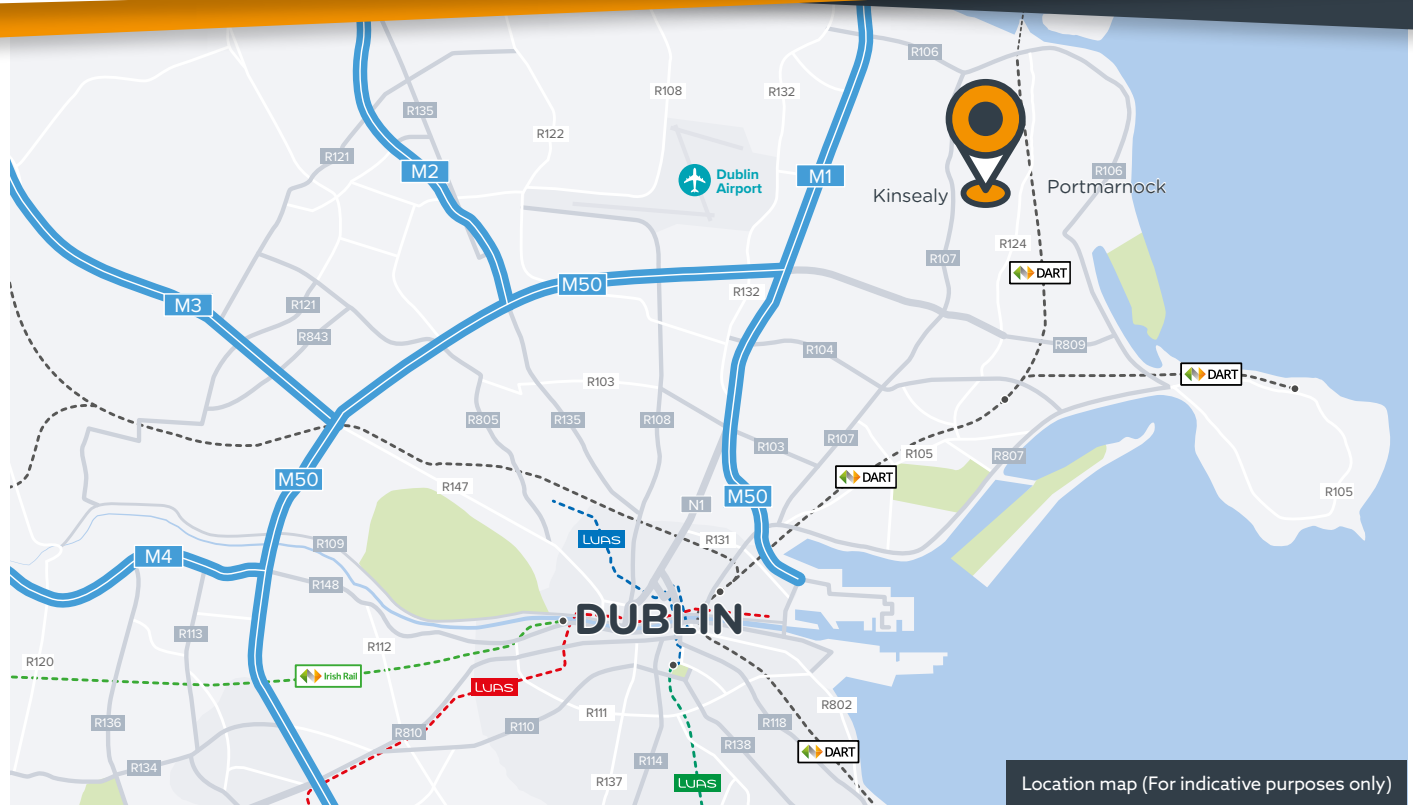
savills



Exceptional opportunity to acquire significant residential lands with full planning permission for 100 homes in Kinsalely

DEVELOPMENT OVERVIEW

- Substantial land holding extending to approximately 6.50 ha (16.06 acres)
- Located within a mature and private setting off Chapel Road, within walking distance of Kinsealy village and the Malahide Road
- Full 10 year planning permission for 99 houses, refurbishment of Kinsalely House and a creche
- Kinsalely House is a protected structure
- Convenient and premium residential location – close to a number of well regarded schools
- Variety of amenities and extensive sporting and leisure facilities available locally
- Excellent transport links – DART at Malahide & Portmarnock, Bus, M50, M1 – Dublin Airport



LOCATION

The lands are situated on the southern side of Chapel Lane on the eastern edge of Kinsealy village approximately 3 km south of Malahide and 2 km west of Portmarnock. Kinsealy is a highly sought after residential village, situated approximately 13 km north east of Dublin City Centre.

Local convenience is provided in Kinsealy village with St Olaves neighbourhood centre located a short stroll from the site while a number of amenities are located in the area such as Kinsealy Grange Golf Academy, Malahide Castle & Gardens and Portmarnock Hotel & Golf Course. The nearby villages of Malahide and Portmarnock offer a wide range of

shops, restaurants, bars and coffee shops with a variety of marine activities also available due to their coastal location. In addition, a number of well-regarded schools are located in Kinsealy village and the surrounding area.

Kinsealy is easily accessed with Dublin Bus routes serving the village while train services are available at Malahide & Portmarnock DART stations which are a short drive away. The M1 & M50 are both within easy reach which also provide access to the Port Tunnel and all major national routes. Dublin Airport is located approximately 3 km to the west.

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HOWTH

BULL ISLAND

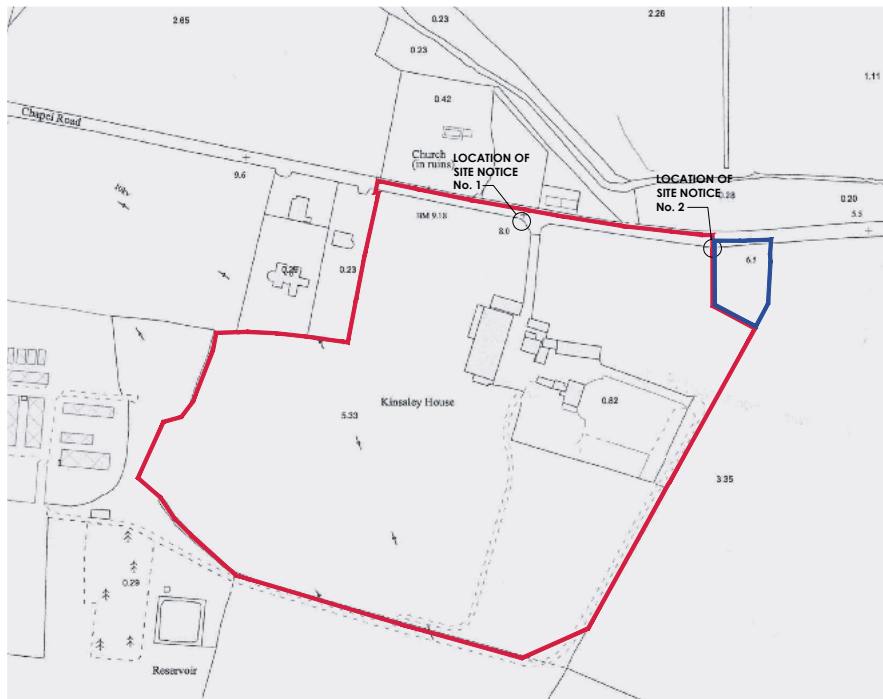
TO CITY CENTRE

DART



(Boundaries for indicative purposes only)

Exceptional opportunity to acquire significant residential lands with full planning permission for 100 homes in Kinsale



THE ASSET

The lands comprise a significant land holding extending to approximately 6.50 ha (16.06 acres). The lands benefit from a mature and private setting and form the grounds of Kinsaley House, an extensive period dwelling which is a Protected Structure. A number of ancillary buildings are also located on the property.

Access to the lands is via a gated entrance along Chapel Road. Generally, the lands are level in nature and are currently in agricultural use.

The lands are bound to the north by Chapel Road, to the east & south by agricultural lands and to the west by the An Teagasc research centre.

TOWN PLANNING

Kinsale House and lands are zoned Objective RV (Rural Village) under the current Fingal County Council Development Plan 2017 – 2023 which is defined as to “Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure.”

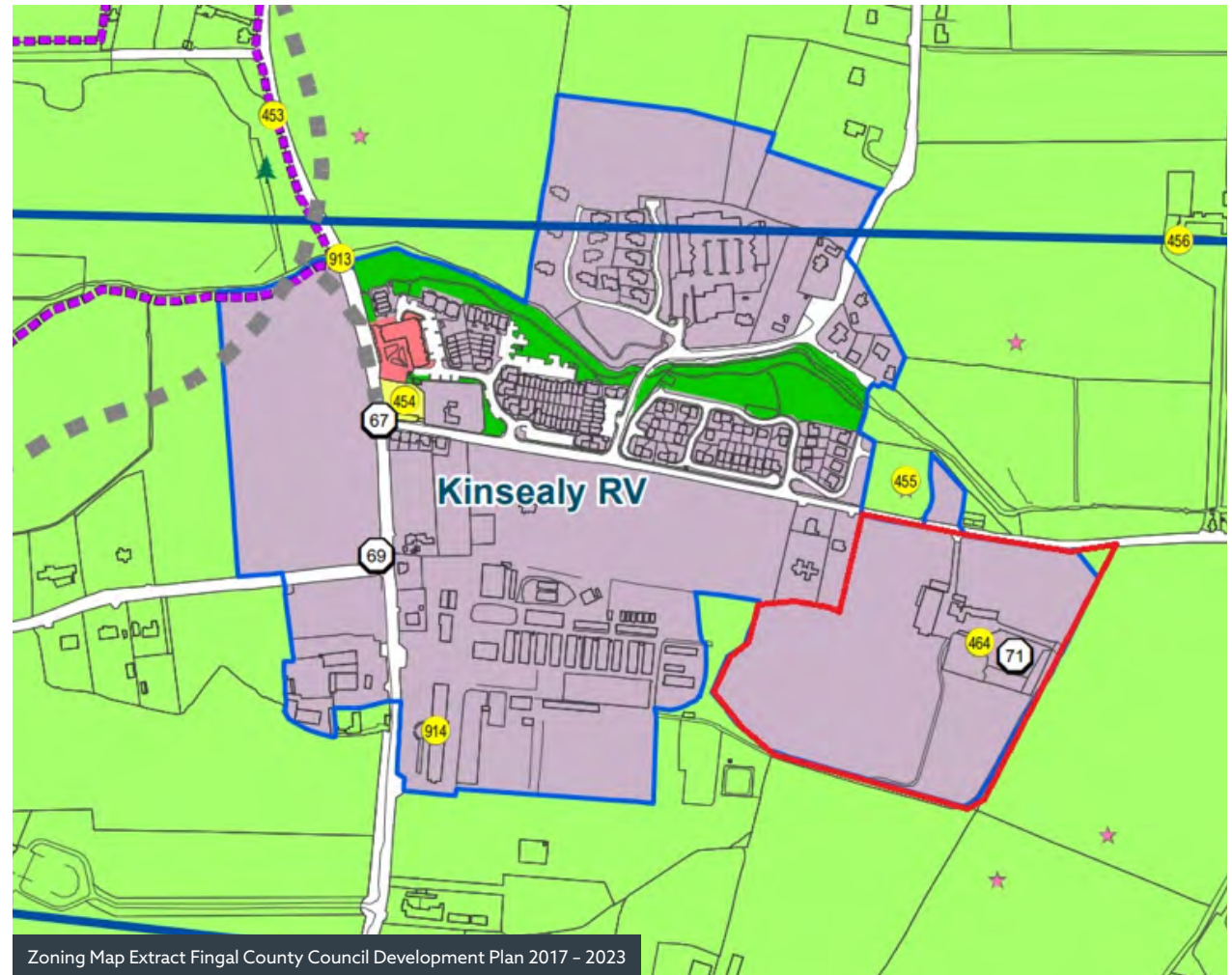
The vision of the objective is to “Protect and promote established villages within the rural landscape where people can settle and have access to community services. The villages are areas within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment.

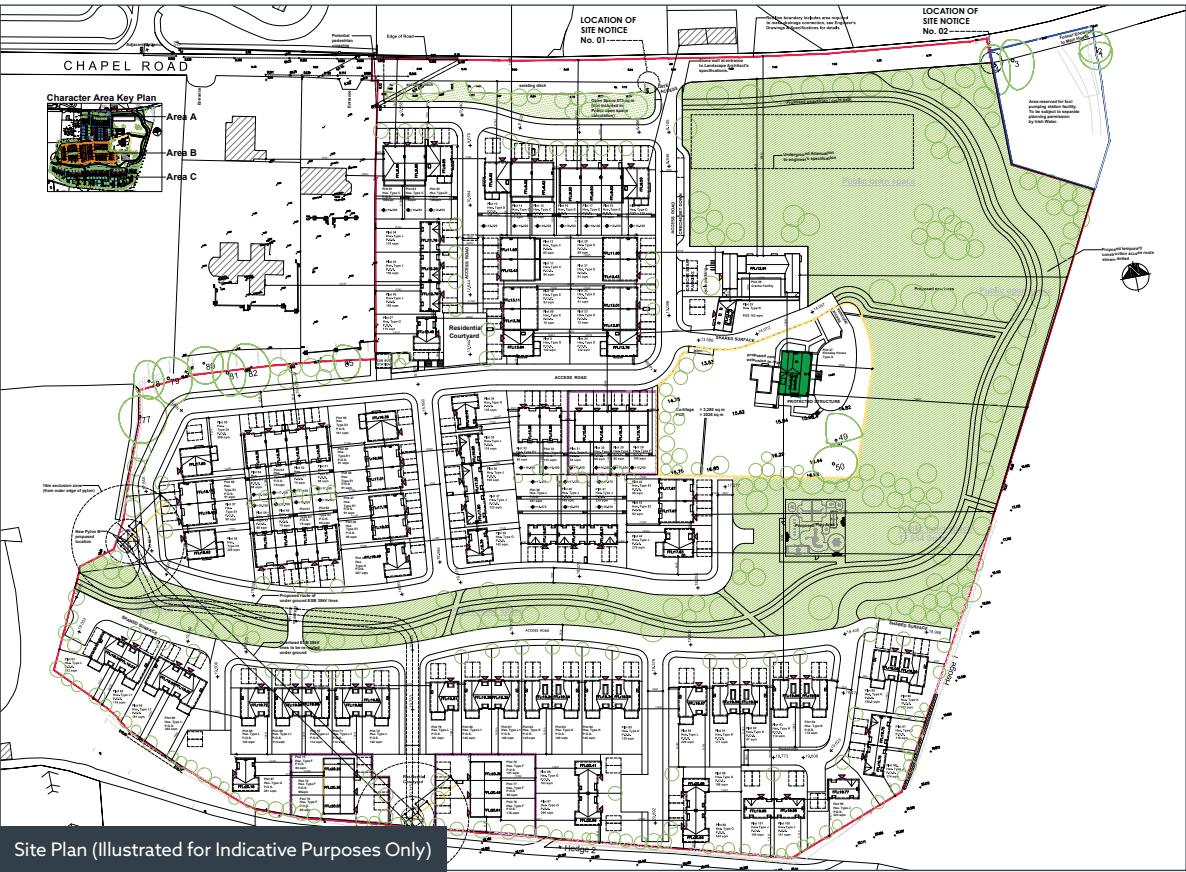
The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of growth will be managed through Local Area Plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns.”

Kinsale House is listed as Protected Structure 464 under the Record of Protected Structures.

Fingal County Council are in the process of preparing a Local Area Plan (LAP) for Kinsealy village. A submission is currently being prepared by the vendor and will be made available when complete.

Some of the lands have been reserved for an Irish Water pumping station.





PLANNING PERMISSION

Planning permission (Ref F16A/0464) is in a place for the development of 100 houses and a creche facility on the lands. The planning permission is valid for 10 years, until January 2028.

RESIDENTIAL

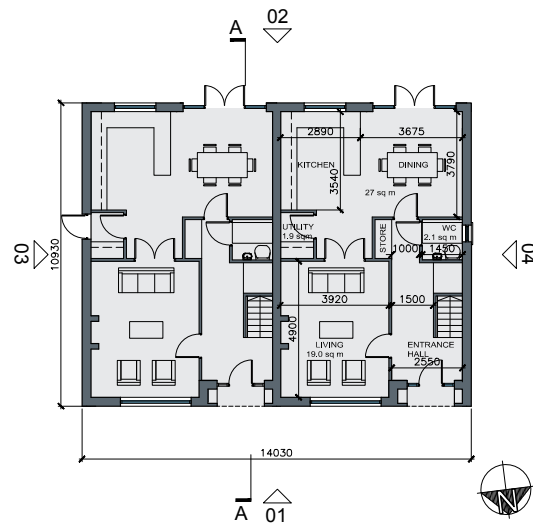
House	Type	Area/sq m	no.
A	4 bed -Kinsaley House	455	01
B	2 bed -Stone Barn	87	01
C	4 bed- 7 person	151	06
D	4 bed- 7 person	162	05
D1	4 bed- 7 person	162	03
E	3 bed - 6 person	133	09
E1	3 bed - 6 person	133	18
F	3 bed - 5 person	107	10
G	3 bed - 6 person	122	09
J	2 bed - 4 person	100	14
K	3 bed - 6 person	140	10
L	4 bed- 7 person	151	07
L1	4 bed- 7 person	151	07
TOTAL			100

CRECHE

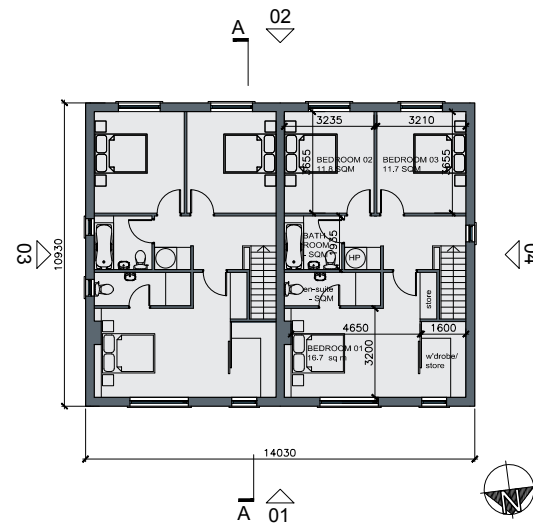
Building	Area/sq m	no.
Creche	180	01



TYPICAL FLOORPLAN 3 BED SEMI DETACHED

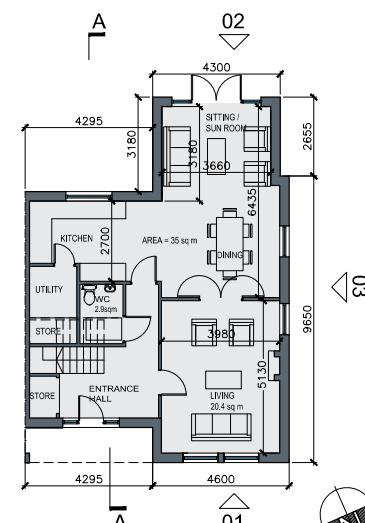


PROPOSED GROUND FLOOR LAYOUT

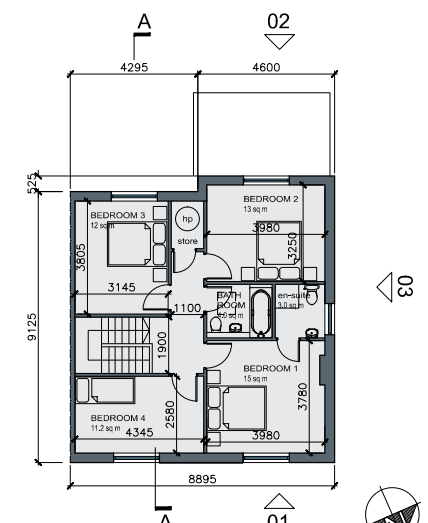


PROPOSED FIRST FLOOR LAYOUT

TYPICAL FLOORPLAN 4 BED SEMI DETACHED



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



CONTACTS

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PSRA No: 001012



SOLICITOR

Evin McCarthy

Ronan Daly Jermyn

The Exchange,

George's Dock,

I.F.S.C.

Dublin 1

Tel: 00353 1 605 4200

TITLE

We understand the property is held freehold.

VAT

Joint option to tax.

VIEWINGS

Viewings are to be arranged strictly by appointment through joint agents Savills and McPeake Auctioneers.

SELLING AGENTS

SAVILLS

33 Molesworth Street
Dublin 2

PSRA Licence No. 002233

MCPEAKE AUCTIONEERS

The Plaza,
Tyrrelstown Town Centre,
Tyrrelstown,
Dublin 15

PSRA No: 001012

DATA SITE

For further information please see
<https://sites.savills.com/oatlandsandkinsaley/>

BER EXEMPT