



KILMARTIN

DUBLIN 15

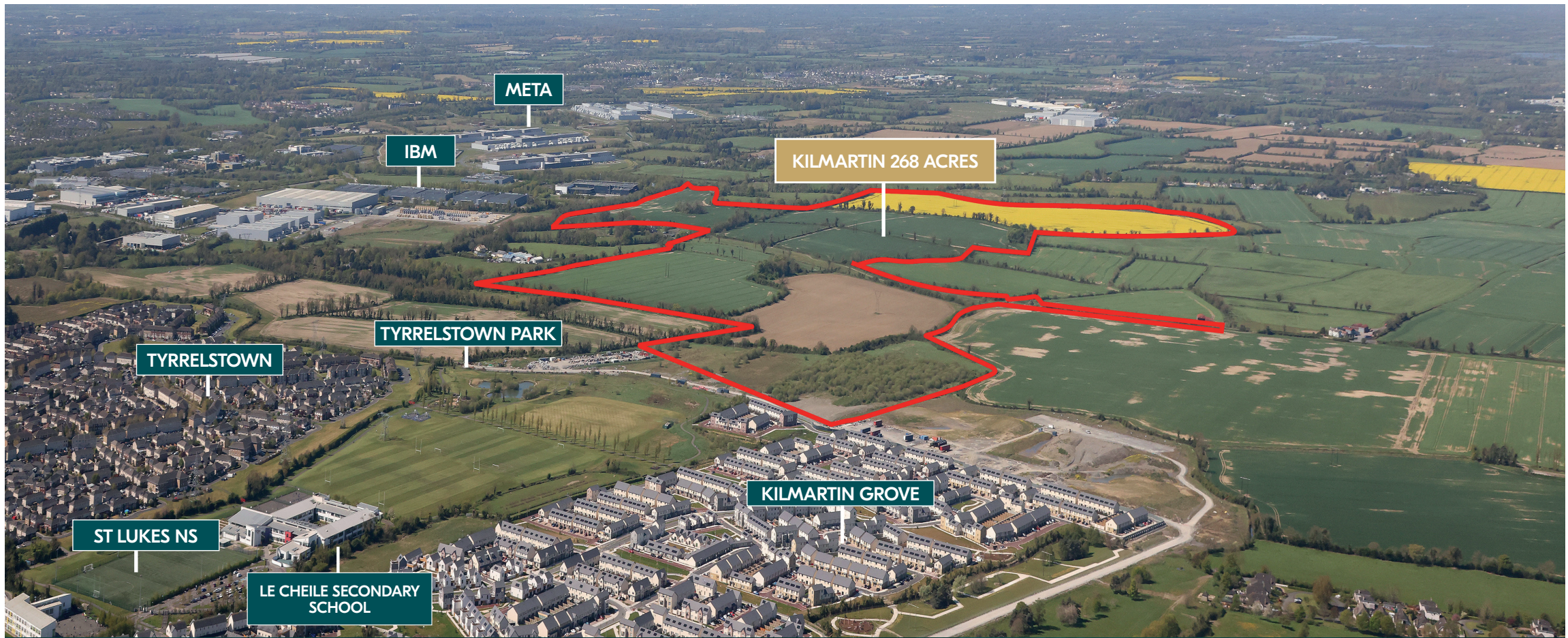
A Once in a **Generation Strategic Land Opportunity** at the Heart of Dublin's
Population Growth

FOR SALE - APPROX. 268 ACRES (108.5 HECTARES)



**Knight
Frank**

LYDON | FARRELL
PROPERTY



ASSET SUMMARY



Kilmartin represents one of the most significant potential residential and employment landbanks in the Greater Dublin Area.



268 acres in a single ownership which is an extremely rare offering in the Dublin land market presenting a strategic land holding directly adjoining major residential and employment hubs.



Located within the Blanchardstown urban development boundary the lands form the logical and sequential western expansion of one of Ireland's fastest-growing urban centres, offering a unique opportunity to deliver large-scale, master-planned residential communities and employment hubs consistent with the National Planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES).



Strong transport connections with access to the N2, N3 and the N2/N3 Link Road, providing direct connectivity to the M3, M50 and the national road network.

LOCATION & CONNECTIVITY



Kilmartin is superbly connected, with immediate access to the N2, N3 and the N2/N3 Link Road, providing direct connectivity to the M3, M50 and the national road network. Dublin Airport is approximately 13 kilometres to the east, while Dublin city centre is readily accessible, reinforcing the area's appeal as a premier residential destination.



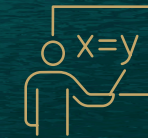
Fingal has the highest proportion of residents in employment in Ireland. Dublin City Centre is located just c. 14km from Kilmartin and the area is well serviced via multiple Dublin Bus routes. The lands are very convenient to Dublin Airport which is located c. 13km to the east (15 minute drive).



Popular location for homeowners, in particular first-time buyers given the location's superb transport, educational and employment links.



A range of the world's largest companies including IBM, Meta, PayPal, Amazon, Bristol Myers Squibb, Astellas to name a few are situated in Blanchardstown Corporate Park and Damastown Industrial Estate which are immediately south / east of the lands.



Excellent educational facilities including St. Luke's National School, Le Cheile Secondary School, Powerstown Educate Together, Gaelscoil an Chuilinn and TU Dublin while numerous amenities can be found in Tyrrelstown village including Lidl, SuperValu and the Carlton Hotel.



**TRAVEL
TIMES:**

M2
3 minutes

M3
4 minutes

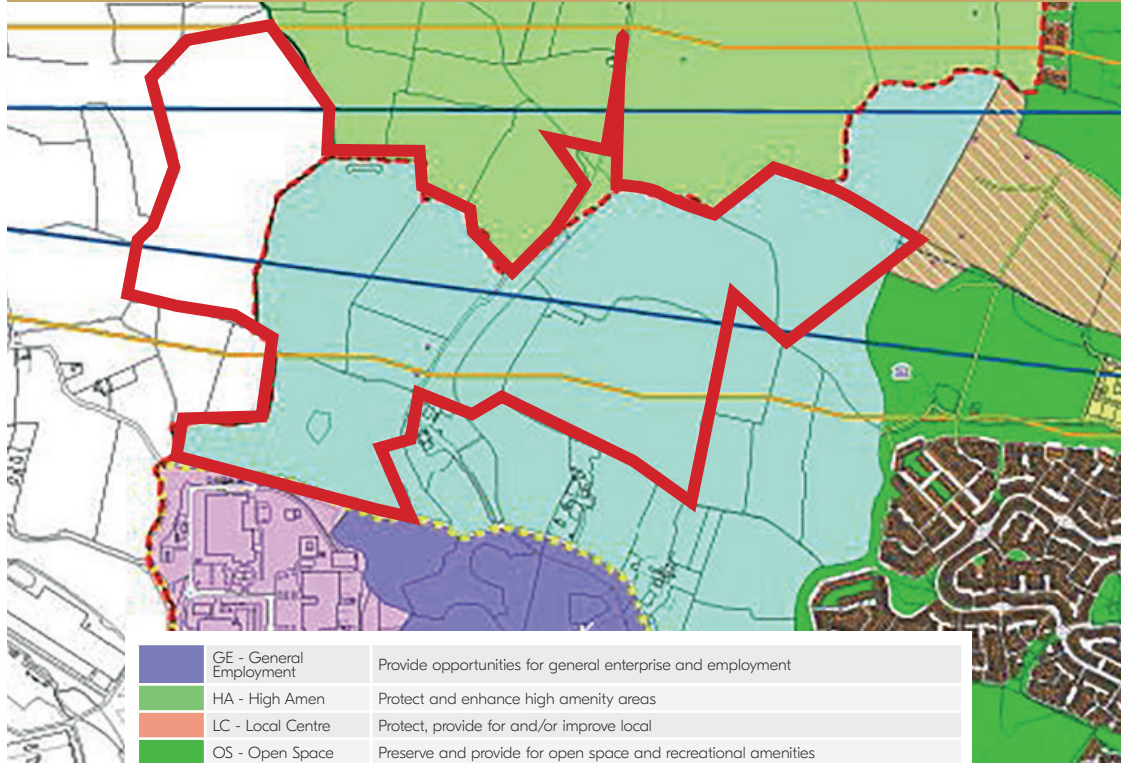
M50
10 minutes

Blanchardstown
10 minutes

Dublin Airport
15 minutes

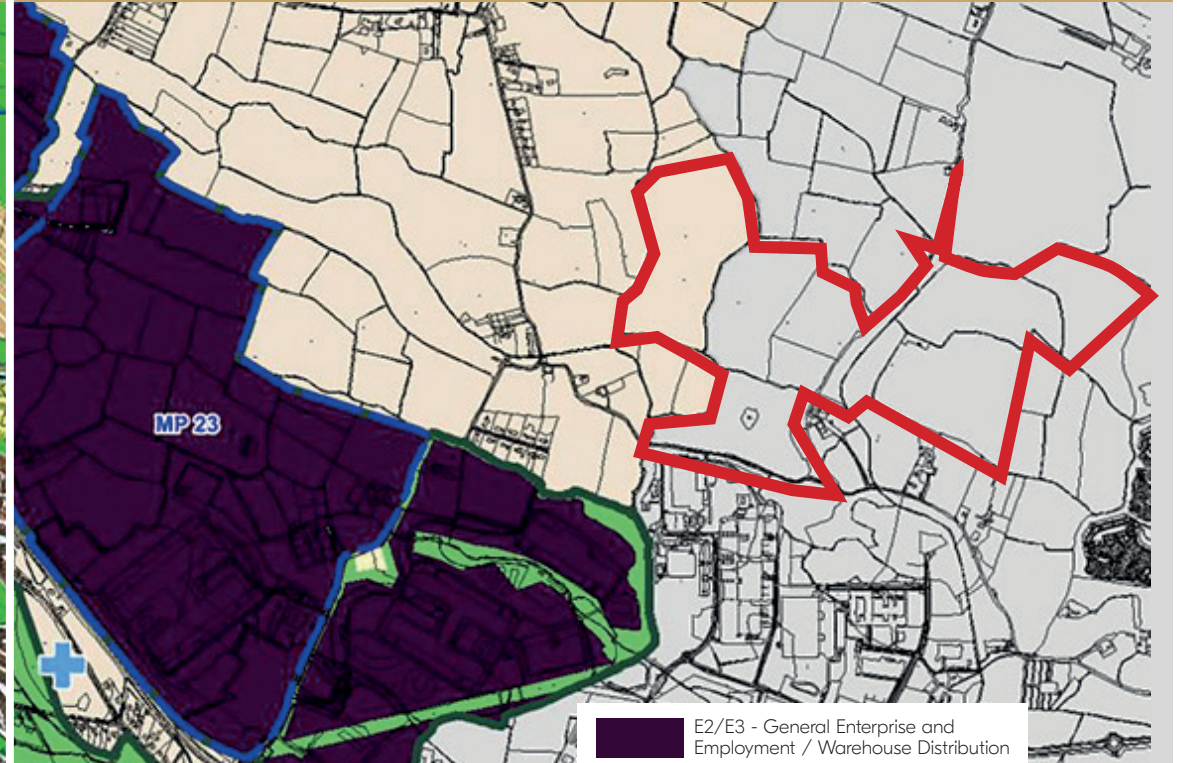
TOWN PLANNING

FINGAL COUNTY DEVELOPMENT PLAN 2023–2029



GE - General Employment	Provide opportunities for general enterprise and employment
HA - High Amen	Protect and enhance high amenity areas
LC - Local Centre	Protect, provide for and/or improve local
OS - Open Space	Preserve and provide for open space and recreational amenities
RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
RS - Residential	Provide for residential development and protect and improve residential amenity
RU - Rural	Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage

MEATH COUNTY DEVELOPMENT PLAN 2021–2027



E2/E3 - General Enterprise and Employment / Warehouse Distribution
F1 - Open Space
RA - Rural Area

The lands are situated within the administrative areas of Fingal County Council and Meath County Council.

Under the first revision to the National Planning Framework completed in April 2025, Ireland’s Population is forecast to grow to 6.3 million people by 2040. This is a higher than expected population growth and has accelerated the urgent need for housing delivery. In response the Government has contacted all County Councils to review all county development plans to identify strategic land-banks that are capable of delivering much needed housing supply. The eastern portion of the holding, comprised within Folios DN775 and DNI41, extends to approximately 211.7 acres (85.7 hectares) and

is predominantly zoned Objective RU – Rural under the Fingal County Development Plan 2023–2029, which is intended to protect and promote, in a balanced way, agriculture and rural-related enterprise, biodiversity, the rural landscape and the built and cultural heritage. The western portion of the holding, comprised within Folio MH11417, extends to approximately 56 acres (22.7 hectares) and is zoned Objective RA – Rural Area under the Meath County Development Plan 2021–2027

FUTURE DEVELOPMENT POTENTIAL

The property occupies a strategically positioned location within the Dublin Metropolitan Area, immediately beyond the area generally defined as Dublin City and Suburbs.

The Fingal element of the lands is located within the Blanchardstown Development Boundary as identified in the Fingal Development Plan. The surrounding area includes well-established residential communities, most notably Tyrrelstown, Kilmartin Grove and Hollystown which have delivered a substantial quantum of new homes in recent years.

Having regard to the established pattern of residential development, the scale of existing population and community infrastructure in the surrounding area, and the direction of national, regional and county planning policy, the lands are considered to represent a highly strategic long-term landholding. In particular, the location and context support a clear planning rationale for the future sequential expansion of residential communities in this part of Dublin 15, subject to the appropriate zoning and the prevailing policy framework.

Taking account of the existing supply of residentially zoned lands under the current Development Plan, together with undelivered and strategic reserve lands (some or all of which may come forward over the lifetime of the next Development Plan), there is capacity for in the order of 38,400 to 39,400 units on lands currently identified for residential development in the Fingal Development Plan.



This suggests a projected shortfall in residentially zoned lands to accommodate approximately 16,500 to 21,000 units over the period to 2040, which is likely to necessitate the designation of additional large scale strategic landbanks through future planning processes.

The surrounding area to the south and south-west is characterised by well-established industrial and

employment-generating uses, with Damastown Industrial Park accommodating a range of industrial, logistics and high-technology occupiers. There is also a logical planning rationale for the longer-term expansion of employment-generating uses in this location, with the western portion of the lands presenting the strongest alignment in that regard, subject to the appropriate zoning and the prevailing planning policy framework.

ECONOMIC COMMENTARY

It is well documented that Ireland's economic growth in 2025 has been exceptional (GDP of 12%+ for the year as a whole).

A key factor in this was the decision by companies in the pharmaceutical sector to front load exports to the US (+153%) between January and May 2025, to hedge against the risk of US tariffs. 2026 is not expected to see this level of export activity, with the 15% tariff ceiling (and exemptions for many pharma companies who have operations in the US) providing a considerable degree of certainty.

The domestic side of the economy (modified domestic demand, MDD) also performed ahead of expectations in 2025 and is expected to have expanded by close to 4% for the year as a whole.

More modest MDD growth of +2.9% per annum is forecast for the 2026-2028 period, which will continue to be supported by the strong labour market. Employment growth of 1.7%-1.9% per annum between 2026-2028 is forecast, which if materialises would add another 150,000 jobs and bring the total number of people in employment to 3m, by far the highest on record.

The geographic location of Fingal on the Dublin-Belfast Economic Corridor as well as the presence of Dublin City University (DCU), TU Dublin and Dublin Airport are all factors that have contributed to the establishment of a significant industrial base with a number of

prominent clusters namely, the pharmaceutical sector in both Swords and Blanchardstown/Mulhuddart, the aviation sector near Dublin Airport (According to the Dublin Airport Local Area Plan 2020, approximately 30,000 jobs are generated in Fingal from the airport), the ICT sector in Blanchardstown and the agrifood sector in rural locations to the north of the County.

Risks to the outlook remain firmly on the side of geo-politics, with a particular spotlight on the evolving conflict in the Middle East and its impact on the supply of oil and liquefied natural gas.

FINGAL

Strong population growth

As shown in the table below, the Fingal local authority area has witnessed strong population growth that has consistently outpaced neighbouring local authorities, the wider Dublin County and the State during each of the last six intercensal periods.

Figure 1: Population growth by local authority

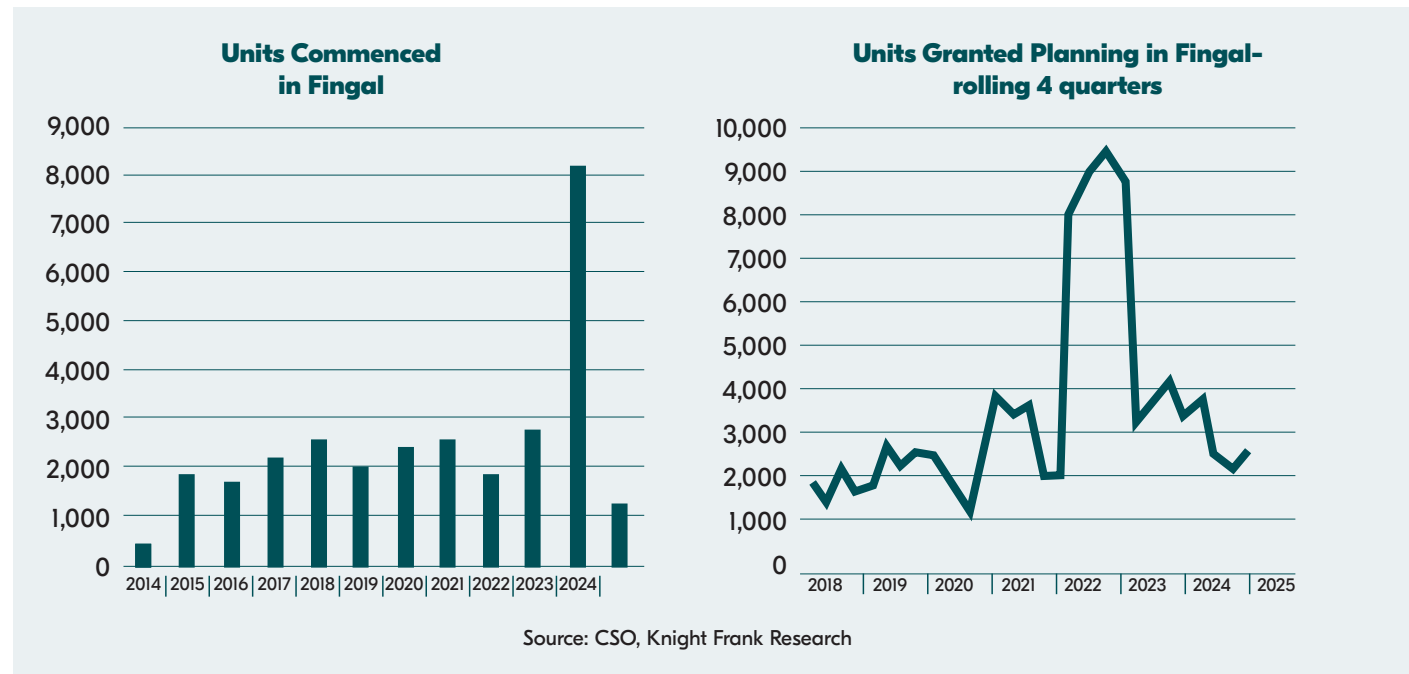
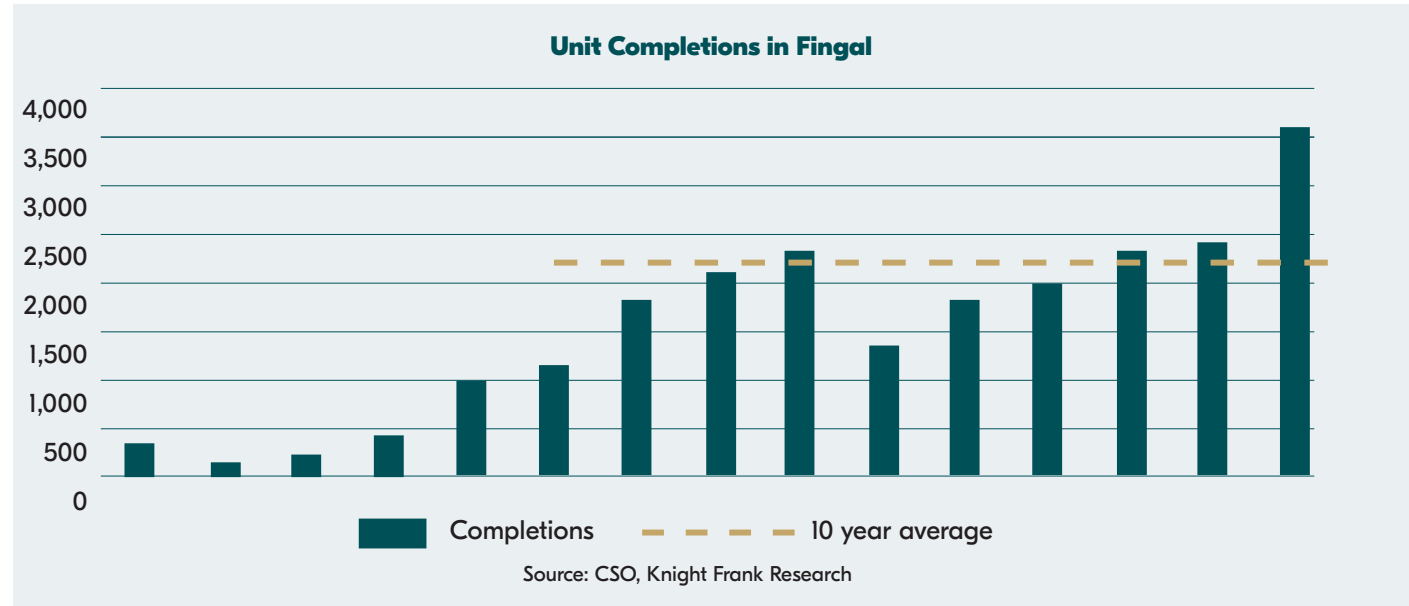
Year	Dublin City	Dun Laoghaire-Rathdown	Fingal	South Dublin	Dublin	State
1991	478,389	185,410	152,766	208,739	1,025,304	3,525,719
1996	481,854	189,999	167,683	218,728	1,058,264	3,626,087
2002	495,781	191,792	196,413	238,835	1,122,821	3,917,203
2006	506,211	194,038	239,992	246,935	1,187,176	4,239,848
2011	527,612	206,261	273,991	265,205	1,273,069	4,588,252
2016	554,554	218,018	296,020	278,767	1,347,359	4,757,976
2022	592,713	233,860	330,506	301,075	1,458,154	5,149,139
Change 91-96	0.7%	2.5%	9.8%	4.8%	3.2%	2.8%
Change 96-02	2.9%	0.9%	17.1%	9.2%	6.1%	8.0%
Change 02-06	2.1%	1.2%	22.2%	3.4%	5.7%	8.2%
Change 06-11	4.2%	6.3%	14.2%	7.4%	7.2%	8.2%
Change 11-16	5.1%	5.7%	8.0%	5.1%	5.8%	3.7%
Change 16-22	6.9%	7.3%	11.6%	8.0%	8.2%	8.2%

HIGHER HOUSING DEMAND

In July 2025, the Minister for Housing, Local Government and Heritage issued the Section 28 Directive which requires all planning authorities to vary their Development Plans to reflect the significantly increased housing targets contained within the revised National Planning Framework.

The Framework outlines a requirement for 50,000 units per annum up to 2040 to address existing unmet housing demand in addition to providing for future population growth.

This has resulted in a new baseline annual housing growth requirement of 3,153 homes for Fingal to 2034. The Guidelines also allows planning authorities to provide for additional provision of up to 50% over and above the baseline requirement. Incorporating this 50% uplift raises the annual requirement to 4,730. This is a significant increase when judged against the annual requirement of 2,738 that was calculated under the previous Housing Supply Target methodology and contained within the adopted Development Plan. An analysis of construction activity in Fingal would suggest that it will be difficult to hit this target in the near future. While there was 3,600 units completed in Fingal in 2025, forward-looking indicators suggest that this momentum will be difficult to sustain as just 1,328 units commenced last year while rolling planning permissions are currently running at approximately 2,600 units.





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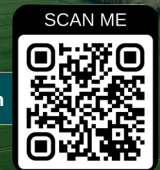
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Scan to view Kilmartin



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