

VIEWINGS

Strictly by appointment only
If you would like to view this property
please call us at (01) 287 7088

TENURE

Freehold

SERVICES

All mains services available.

BUILDING ENERGY RATING

Exempt

GPS COORDINATES

Long: 53.144094 / Lat: -6.084708

DIRECTIONS

Traveling from Bray to Greystones over the Windgates road, continue past the Esso garage and take a right at the second set of traffic lights. Proceed along this road and take the right hand turn before Donnybrook fair in to Grattan Park. Follow the road to the top of the development and this site will be clearly identified by the McGovern Estates 'For Sale' Sign.

GREYSTONES HARBOUR MARINA



Residential Development site
Little Orchard
Upper Grattan Park
Greystones
Co. Wicklow

FOR SALE

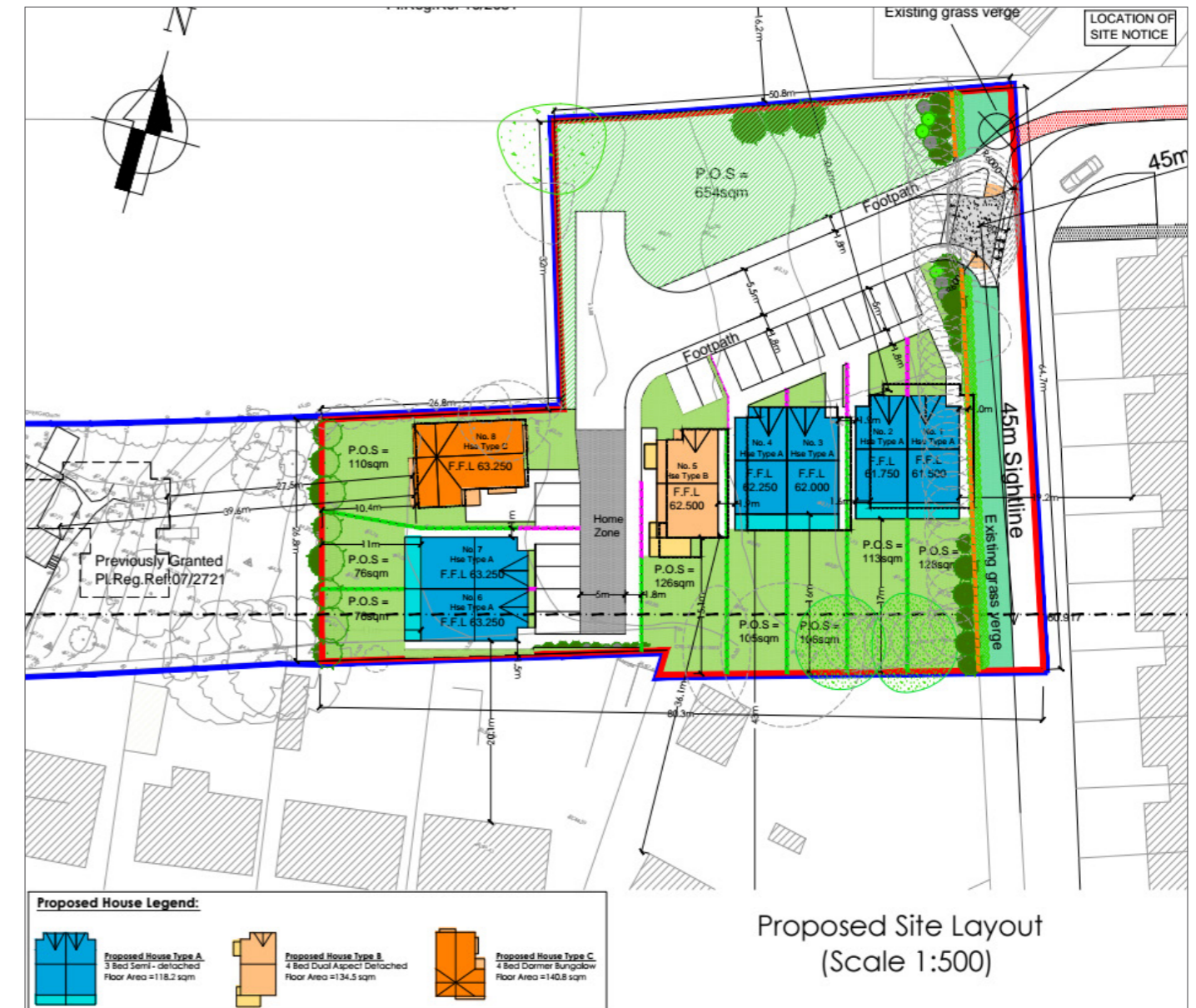
By Private Treaty

c.1 ACRE

FPP 8 Residential Dwellings

€1,250,000

Guide Price



Residential Sales & Lettings
Commercial Sales & Lettings
Valuations & Property Management

PSRA Licence Number 001349

Burnaby Downs, Delgany Road,
Greystones, Co. Wicklow.
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www.mcgovernestates.ie



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c.1 Acre
(0.404 ha)

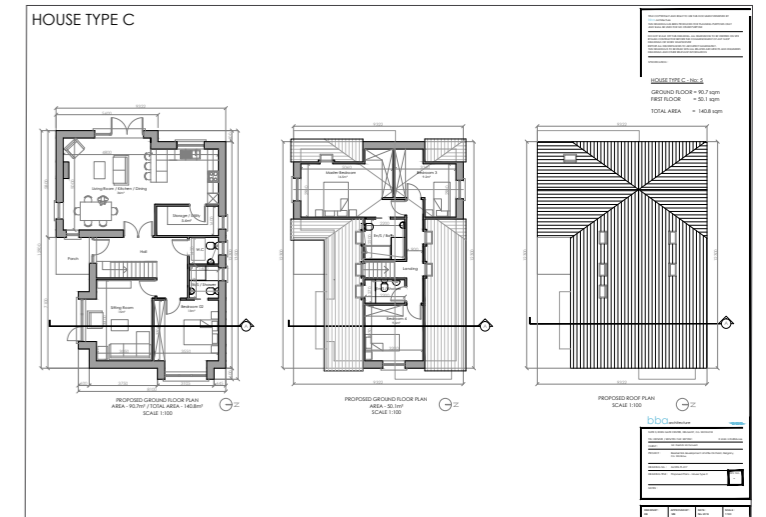
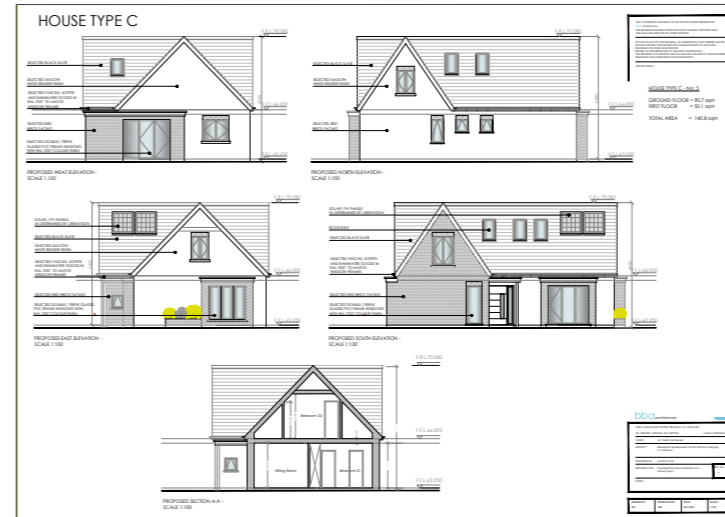
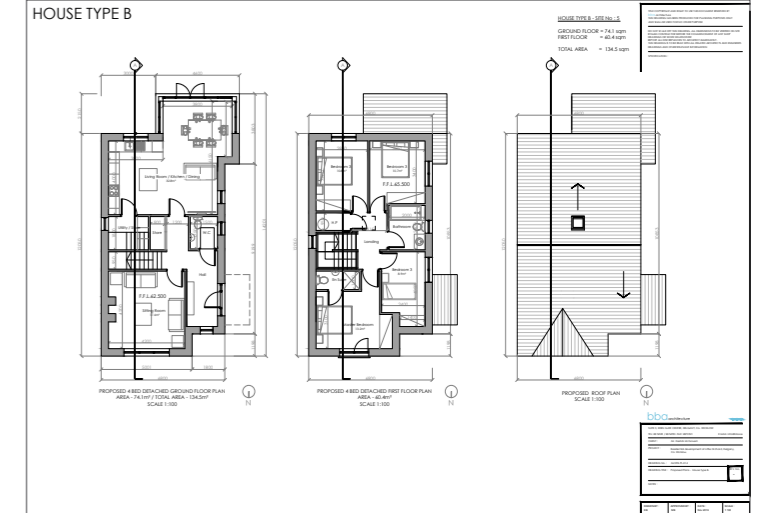
Planning permission
for 8 residential units
with south or west
orientations to rear

Planning Permission
Valid to May 2022.
Planning ref. 161356

6 x 3 bed - 118m²
1 x 4 bed det - 135m²
1 x 4 bed det - 141m²

Individually architect
designed houses with
option to extend to
attics

1 km from Greystones
town, harbour and
DART station



McGovern Estates is delighted to present this wonderful development opportunity to the market. This beautiful c.1 acre site has full planning permission for 8 individually architect designed residential dwellings consisting of 6x three bedroom semi-detached, a 4 bedroom dormer and a 4 bedroom two storey detached. The site is situated in a mature and elevated site with sea views close to Greystones Town and all the wonderful amenities the area has to offer.

The current zoning is RE (existing residential), to protect and preserve existing residential uses and provide for infill residential development. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located.

The location of this sites is second to none. Donnybrook Fair and Tesco are a short stroll away With Greystones town and harbour on your doorstep, all your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, churches and a large number of highly regarded schools.

A host of sport and leisure clubs abound in the area including sailing, rowing, football, rugby, tennis and GAA. The

Shoreline Leisure Centre and swimming pool is on the doorstep, as are a great choice of renowned golf clubs, including Greystones, Powerscourt and Druids Glen.

Greystones is situated in a stunning location between the coast and the Wicklow mountains, giving easy access to the local beaches, countryside and nearby villages of Delgany and Enniskerry.

The commuter will be delighted at the easy access to local bus stops and the DART station both within walking distance. The N11/M50 is also within easy reach making for an easy commute to the city, airport and beyond.

ACCOMMODATION - house type B

Entrance Hallway

Stairway to landing. Sitting room, playroom, downstairs WC and kitchen off.

Kitchen/ Dining room

Open plan kitchen/ dining room. Double doors to rear garden.

Sitting room

Spacious living area with open fire place. Feature picture windows.

Downstairs WC

Wash hand basin. WC.

Landing

Hot press off. Storage off. Attic access.

Master Bedroom

Spacious master bedroom with large walk-in wardrobe and ensuite off. Built in wardrobe unit.

Ensuite

Master ensuite with double sink unit, shower unit and WC.

Bathroom

Bath unit. Wash hand basin and WC.

Bedroom 2

Spacious bedroom with built in wardrobes. Picture window.

Bedroom 3

Large built in wardrobes.

Bedroom 4

Spacious bedroom with built in wardrobes and picture window to the front.