

FOR SALE BY PRIVATE TREATY

*Approximately 3 acres at*

*Rush*  
Co. Dublin

COASTAL RESIDENTIAL DEVELOPMENT OPPORTUNITY  
WITH FULL PLANNING PERMISSION



## Executive Summary

Residential development  
opportunity in an attractive  
coastal village

The site extends to approx.  
1.21 hectares (3 acres)

Full planning permission for  
35 houses (31 x 3 Beds & 4 x  
4 Beds), granted in July 2018.  
Potential for an additional 5  
houses (SPP)

Located within Rush,  
approximately 25 minutes  
from Dublin CBD

The area offers a selection  
of local amenities including  
two beaches, making it an  
attractive residential location

Excellent accessibility with  
strong transport links and ease  
of access to M1 Motorway

*Exciting coastal development opportunity  
with full planning permission*



*Indicative boundary outline*



## Location

The subject property is situated in Hayestown, Rush, a quiet seaside village approx. 30km north of Dublin City Centre. The village, which is located within approx. 1.5km from the subject property, offers an array of amenities including shops, restaurants, schools and sports clubs. Local schools include Little Explorers Montessori, Rush National School and St. Joseph's Secondary School, all within approx. 3km of the site. Rush also has the benefit of two beaches which provide further sporting facilities such as sailing, swimming and kitesurfing.

The location has excellent accessibility with Rush and Lusk Train Station positioned within approx. 3km of the subject property providing access to Dublin City Centre in under 30 minutes. There are several bus stops located within less than 1km of the site providing further access to the city centre and local towns.



## COASTAL RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION



*For identification purposes only*



### Rush & Lusk Train Station:

Approx. 3km from property  
25 mins to CBD



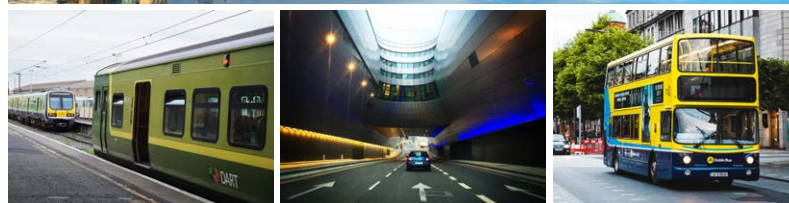
### By Car:

Approx. 26 km from CBD  
43 mins to CBD



### Bus Stop:

Approx. 950m from property  
1 hour to CBD



*All measurements and timings are approximate only*

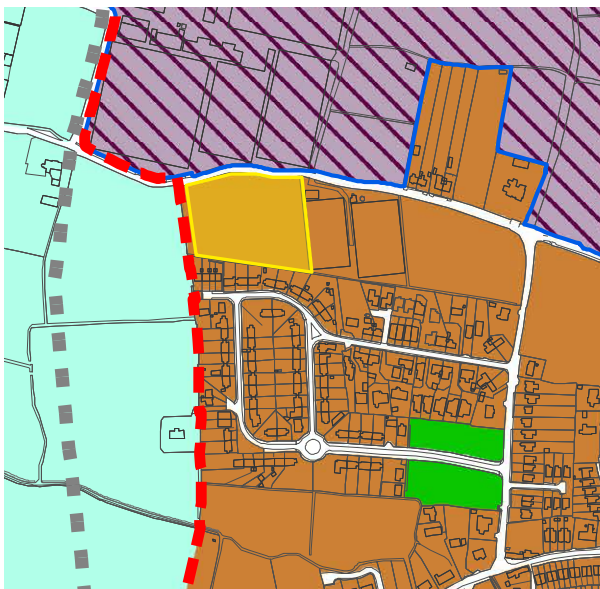


## The Asset

The lands at Brook Lane are roughly rectangular in shape extending to approx. 1.2 ha (3 acres) with a relatively flat topography. The site is bound by agricultural land to the east and west, a housing estate to the south and Brook Lane to the north with approx. 134 meters road frontage onto Brook Lane.

## Zoning

Under the Fingal Development Plan 2017-2023, the subject site is zoned objective 'Residential' – 'to provide for residential development and protect and improve residential amenity'. This allows for a range of use types including residential, guest house, residential care home/retirement home and community facility.



Source: Fingal Development Plan 2017 - 2023





## Accommodation Schedule

### Planning

The subject site has the benefit of a full grant of planning (ref. no. F17A/0739) since July 2018 for the construction of 35 residential houses to include 31 no. 3 beds and 4 no. 4 beds. The proposed development also includes over 1,000 sq m of open space lands.

Type	Description	Area (Sq m)	Area (Sq ft)	No. Beds	No. Units
B1	Semi-detached or end terrace	116	1,249	3	26
B2	Gable-end	116	1,249	3	2
B3	Mid-terrace	118	1,270	3	3
C1	Semi-detached	144	1,550	4	4
Total					35

There is also potential for an additional five houses (SPP) as per the site plan below:



Existing Planning Permission Site Plan (ref. no. F17A/0739)



Proposed 40 Unit Site Plan

## Further Information

### Method of Sale

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

### Title

It is understood that the property is held freehold.

### Services

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

## Sales Agent



Savills  
33 Molesworth Street  
Dublin 2

Savills.ie  
PSRA: 002233

### John Swarbrigg

Director  
Development, Agency & Consultancy  
+353 1 618 1333  
john.swarbrigg@savills.ie  
PSRA Licence: 002233-003073

### Anneliese Charlesworth

Surveyor  
Development, Agency & Consultancy  
+353 1 618 1375  
anneliese.charlesworth@savills.ie  
PSRA Licence: 002233-006481



### PROPERTY MISREPRESENTATION ACT

The Vendors/Lessors and their Agents give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor Savills UK nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor Savills UK nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/ lessees shall be liable for any VAT arising on the transaction. Designed and produced by Creativeworld. Tel: 01 447 0553