

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

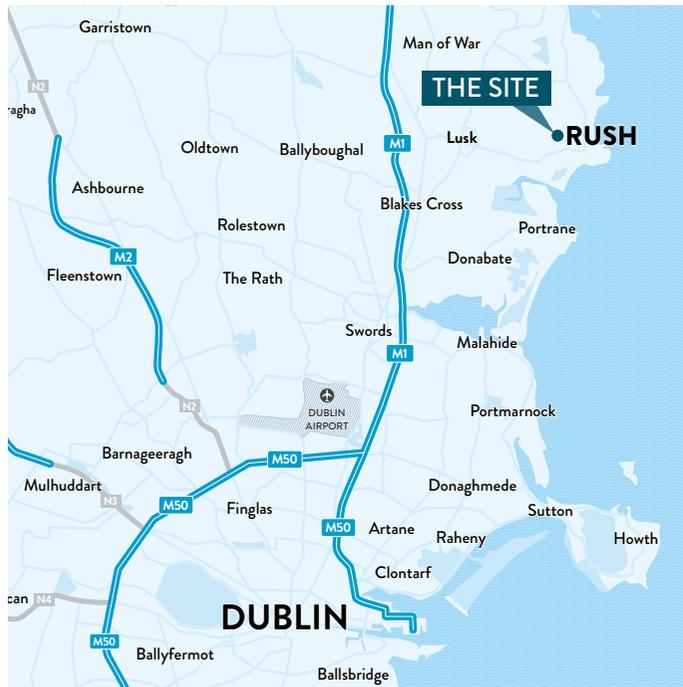


Indicative boundary outline

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.



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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

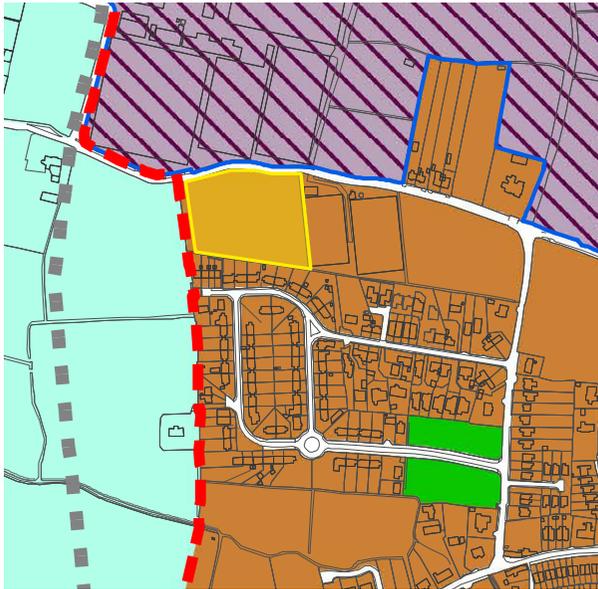
All measurements and timings are approximate only

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



Brook Lane presents a unique coastal development opportunity extending to approx. 3 acres

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



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