



**PORTMARNOCK**

**'FAIRWAYS', CARRICKBRACK ROAD, SUTTON, DUBLIN 13**  
Prime Residential Development Site on circa 0.84 Acres  
Full Planning Permission for 3no. Detached Residences.

For Sale by Private Treaty  
Guide Price €1,525,000

**SUTTON GC**

**BURROW BEACH**

**SUTTON DART STATION**

**SUTTON CROSS**

**SUTTON TENNIS CLUB**

**SANTA SABINA SCHOOL**

**OFFINGTON PARK**

**DEERPARK GC**

**FAIRWAYS**

**REA  
GRIMES**

**ATTENTION: BUILDERS / DEVELOPERS / INVESTORS / OWNER OCCUPIERS**

**HOWTH CELTIC FC**

**ST FINTAN'S NS**

Site outlined for identification purposes only



IRELANDS EYE

HOWTH HARBOUR

BURROW BEACH

CLAREMONT BEACH

HOWTH RAILWAY STATION

SANTA SABINA SCHOOL

DEERPARK GC

OFFINGTON PARK

FAIRWAYS

HOWTH CELTIC FC

### Overview

- Detached house on circa 0.84 Acres comprising of 5 bed detached bungalow (c. 300 sq.m/ 3229 sq.ft)
- Prime Residential Development Site (c.0.34ha / 0.84 acres) in a Unique Coastal Location
- Full Planning Permission for 3 x Detached Residences
- Rare Opportunity to acquire a substantial detached house on a private site with planning permission in place.
- Located in a highly sought after and prestigious location on the Howth Peninsula
- Every imaginable amenity within the immediate vicinity.

BER D1

**REA**  
**GRIMES**

Site outlined for identification purposes only

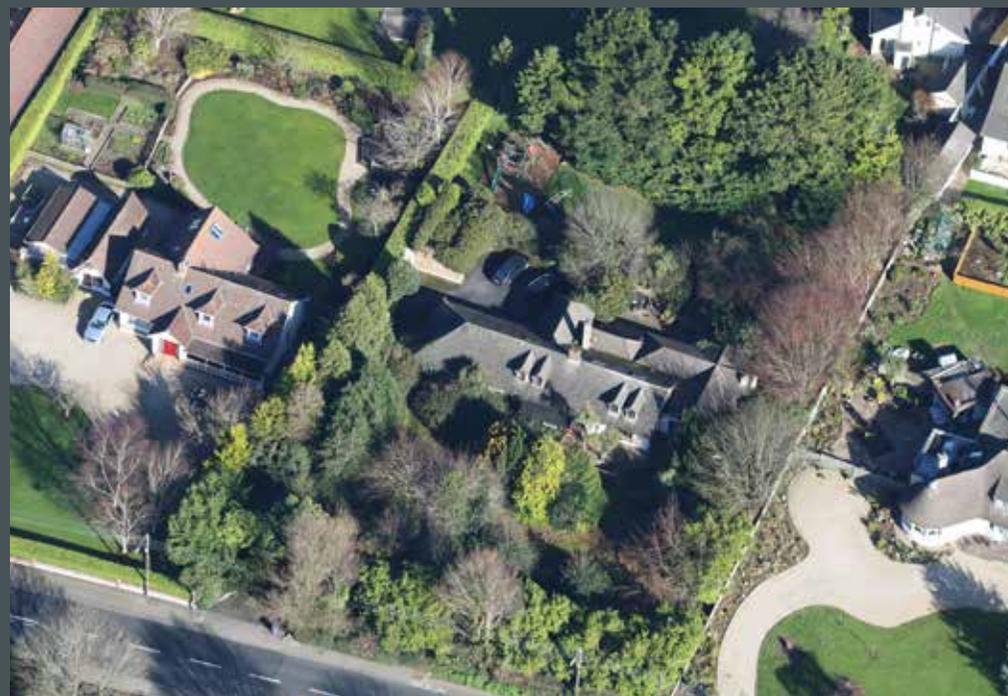
**ATTENTION: BUILDERS / DEVELOPERS / INVESTORS / OWNER OCCUPIERS**

REA Grimes are delighted to present to the market a uniquely located residential development site with FPP for 2 x 5-bedroom detached dormer bungalows and 1 x four-bedroom detached dormer bungalow (Planning Ref: F19A/O442).

The Planning Permission allows for the demolition of the existing bungalow and all associated site works, off street car parking and one main shared vehicular entrance.

The site (c0.34ha / 0.84 acres) contains numerous mature trees and a number of these trees will be retained in the new development providing an unusual blend of old and new in the planned landscaping.

Carrickbrack Road links Sutton Cross with Howth Summit and leads down into Howth Village. The site is bounded by a number of superior detached residences and the mature residential estate of Offington Park.



Site outlined for identification purposes only



Site outlined for identification purposes only



Located in one of the most prestigious and highly sought after coastal residential areas of Sutton. Situated close to Sutton Cross with its choice of shops, supermarket, restaurants and hotel. The abundance of amenities in the locality is second to none with a wide range of leisure facilities including various sports clubs and water-based activities. There are several primary and secondary schools in close proximity including the

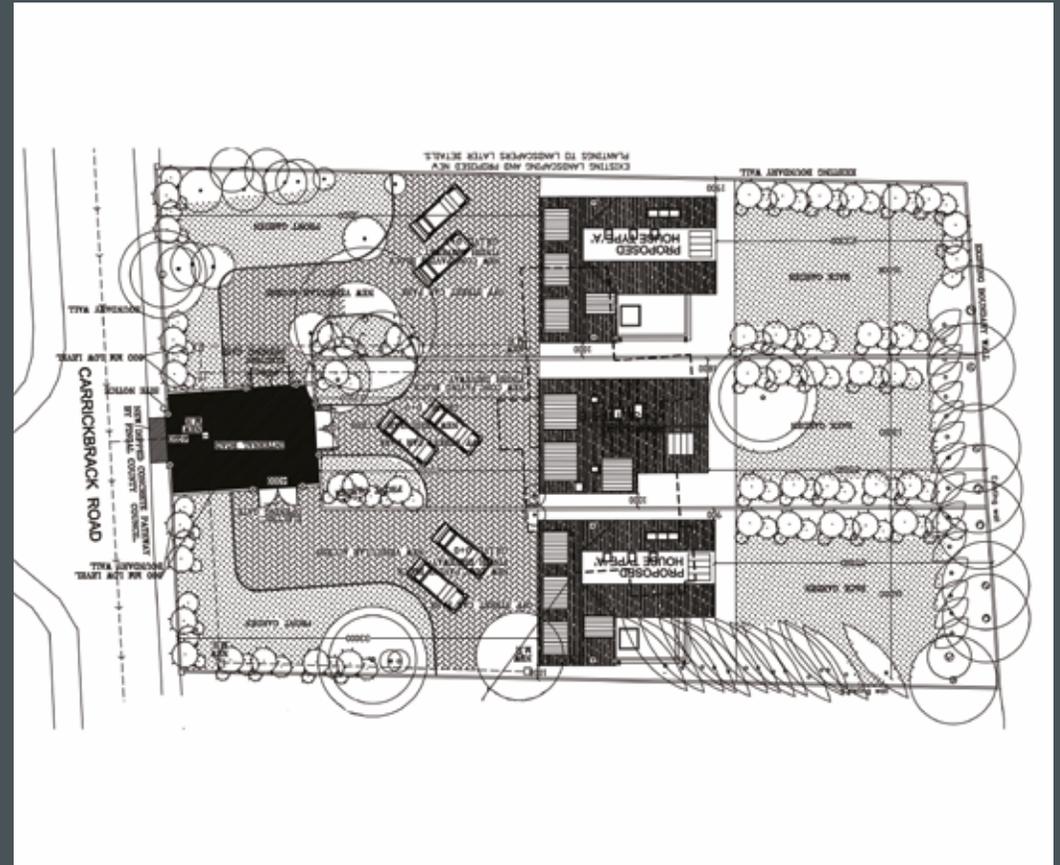
Burrow National School, St Fintans National and High Schools, Sutton Park and Santa Sabina. There are a number of public transport links with an excellent bus service and Sutton Dart Station providing ease of access to the City Centre and beyond. The picturesque fishing village of Howth is approx. 5 minutes drive with its first-class marina, yacht club, fishing port and numerous well known fish

restaurants. Howth Castle with its interesting history is a major tourist attraction on the outskirts of the village. The golf enthusiast has a choice of Sutton and Howth GC, which is 800m away. The championship course at Portmarnock Golf Club is a short drive away. Sutton Lawn Tennis Club and Suttonians Rugby Club are within walking distance.

**Planning Permission Granted:** planning permission has been granted on the subject site under Planning Reference F19A/0442  
Full planning pack and details are available from our offices please e-mail [valerie@reagrimes.ie](mailto:valerie@reagrimes.ie) / [paul@reagrimes.ie](mailto:paul@reagrimes.ie) and we will issue you with access to same.  
Note: The property is suitable as a family home or an alternative planning application if the purchasers deemed required



**Zoning:** The site is located in an area zoned under objective RS – Residential in the Fingal County Development Plan 2017 -2023: **Provide for residential development and protect and improve residential amenity**



**Site Map**  
2no. x 5 bed - HOUSE TYPE A – 265 SQ M / 2852 SQ FT  
1no. x 4 bed - HOUSE TYPE B – 206 SQ M / 2217 SQ FT

A full copy of the complete planning drawings and detail is available from the selling agents upon request.



## Title

We understand that the title is held in freehold.

## Services

All mains services are adjacent to and in the vicinity of the subject site.

## Viewings

By appointment with the selling agents.

## Contact - Sole Selling Agents

**Paul G Grimes**

**B.Sc(Surv) MSCSI, MRICS**

34 Pembroke Street Lower  
Dublin 2, D02 WY61

**Tel:** 00 353 87 2258678

**Email:** paul@reagrimes.ie

PSRA Licence No 001417 -001557

## Offices also at:

192 Clontarf Road, Dublin 3 D03 R7N2

1 Main Street, Ashbourne, Co Meath, A84 RD60

99 Strand Street, Skerries, Co. Dublin, K34 R278

**REA**  
**GRIMES**

## REA Grimes

34 Pembroke St Lower , Dublin 2

Ph: +353 (0)1 554 2470

PSRA 001417

Legal Information: Paul Grimes & Assoc Ltd T/A REA GRIMES and the Vendor/Lessor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or miss deception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/ Lessor or the Purchaser/ Tenant. 5. Neither the Vendor/Lessor nor Paul Grimes & Assoc Ltd T/A REA GRIMES nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.