



# LANDS AT SWORDS ROAD

MALAHIDE, CO. DUBLIN

**FOR SALE BY PRIVATE TREATY**

Approx. 30.55 ha (75.5 acres) land

BER EXEMPT

savills



# OVERVIEW

- › Site extending to approx. 30.55 ha (75.5 acres) land
- › Zoned Greenbelt and High Amenity
- › Located between affluent suburbs of Malahide and Swords
- › Site frontage to M1, Swords Road and Estuary Road
- › Access to Swords Road and Estuary Road
- › Located approx. 5.5km from Dublin Airport
- › Re-zoning potential

## LOCATION

The subject property comprises approx. 30.55 ha (75.5 acres) greenfield lands. The lands are located between the suburbs of Malahide and Swords, close to the M1 and roundabout junction of the Swords Road and Mountgorry Way.

Malahide is a highly sought after residential location with a well-established village, marina, Malahide castle and proximity to other popular coastal locations such as Portmarnock, Howth and Clontarf. Swords is an expansive satellite town which has undergone recent development, contains a host of amenities and is an established residential location.

The property extends all the way from the Swords Road to the Estuary Road with access provided from both. There is frontage to the Swords Road, Estuary Road and the M1 Motorway. Both roads are established residential locations, with the Swords Road providing a number of mature detached dwellings as well as higher density more modern developments such as Waterside (opposite), Lissadel Wood and Whitegables. This road provides access to both Swords and Malahide villages. The popular Malahide Allotments are located less than 500m from the access point on the Swords Road.



Estuary Road is a quieter roadway with sea views, comprising a pedestrian walkway along the estuary, large mature detached residences, Malahide Rugby Club, Sailing club and farmland. The surrounding area is primarily residential in nature, however the property is located in close proximity retail, pubs, hotels and restaurant offerings at Malahide Village and Swords Pavilions Shopping Centre..

The property is located approx. 2.6km from Junction 3 on the M1 and approx. 15km north of Dublin City Centre. The Swords Road is well serviced by Dublin Bus and the closest DART stop is located approx. 3.3km away in Malahide village.

## DESCRIPTION

The property comprises approx. 30.55 ha (75.5 acres) greenfield lands currently in agricultural use.

The land is irregular in shape and slopes gently upward from the Swords Road into the centre of the site and then back down to Estuary Road in a south to north direction.

The property is bounded to the north by the estuary, to the south by residential development, to the east by agricultural lands and and to the west by the M1 motorway and agricultural lands adjacent to Swords Business Park.

## ZONING

The lands have two zonings in place under the Fingal Development Plan 2017-2023 Greenbelt and High Amenity.

**Greenbelt approx. 18.04 ha (44.60 acres)** - "To protect and provide for a greenbelt".

**High Amenity approx. 12.50 ha (30.90 acres)** - "To protect and enhance high amenity areas".



Zoning Map - Extract from the Fingal Development Plan 2017-2023



## CONTACT & FURTHER INFORMATION

### METHOD OF SALE

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

### TITLE

We understand that the property is held freehold.

### SERVICES

We understand that all the mains services are available to the property, however interested parties are advised to satisfy themselves on the availability and adequacy of all services.

### BER DETAILS

BER Exempt

### SELLING AGENTS



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