



Morton & Flanagan Ltd.

Auctioneers / Estate Agents / Valuers / Surveyors / Property Management / Investment Consultants.

MAIN STREET, SWORDS, CO. DUBLIN. TEL: (01) 8404011 FAX: (01) 8403623 www.mandf.ie • info@mandf.ie
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FOR SALE BY PRIVATE TREATY

“Lands located on the breathtaking Rogerstown Estuary”

**c. 20 Acres at The Burrow, Portrane, Donabate,
Co Dublin.**



This is a unique parcel of land fronting the Rogerstown Estuary.

Zoned objective “HA” High Amenity (Fingal Development Plan 2017 – 2023)
Objective: Protect and enhance high amenity areas

We have been informed that services on The Burrow Road include mains electricity, water and sewage. The lands are currently in horticultural use, part for grazing and part re-vegetation. A substantial amount of the land has sandy soil and is known as ‘good early land’.

Price: €380,000

Refer: Joseph V. Morton / James Morton



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. All negotiations are conducted on the basis that the purchaser / lessee shall be liable for any VAT arising on the transaction. All maps produced by permission of the Ordnance Survey Ireland Licence No. AU 0028110 © Ordnance Survey Ireland / Government of Ireland. Maps and plans are not to scale and measurements are approximate.

The estuary is an important link in the chain of estuaries on the east coast. It supports an internationally important population of Brent Goose and a further 14 species in numbers of national importance. The site is a statutory Nature Reserve and a candidate Special Area of Conservation under the E.U. Habitats Directive



Zoned objective “HA” High Amenity (Fingal Development Plan 2017 – 2023)

Objective: Protect and enhance high amenity areas

Vision: Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.

Use classes related to zoning objective:

Agri-Tourism

Bed & Breakfast (3)

Boarding Kennels (3)

Burial Grounds

Childcare Facilities (3)

Farm Shop (20)

Guest House (3)

Health Practitioner (3)

Holiday Home/Apartments (7)

Office Ancillary to Permitted Use

Open Space

Residential (4)

Restaurant/Café (13)

Campsite (25)

(3) Where the use is ancillary to the use of the dwelling as a main residence

(4) Subject to compliance with Rural Settlement Strategy

(7) Only permitted where the development involves conversion of a protected structure

(13) Ancillary to tourism uses or conversion of protected or vernacular structures where appropriate

(20) Only where the bulk of the produce is produced on the farm

(25) No static mobile homes or permanent structures (unless ancillary to the operation of the campsite) shall be permitted