

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

DEERPARK GC

OFFINGTON PARK

FAIRWAYS

HOWTH CELTIC FC

ST FINTAN'S NS

**REA
GRIMES**

ATTENTION: BUILDERS / DEVELOPERS / INVESTORS / OWNER OCCUPIERS

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.

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**REA
GRIMES**

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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

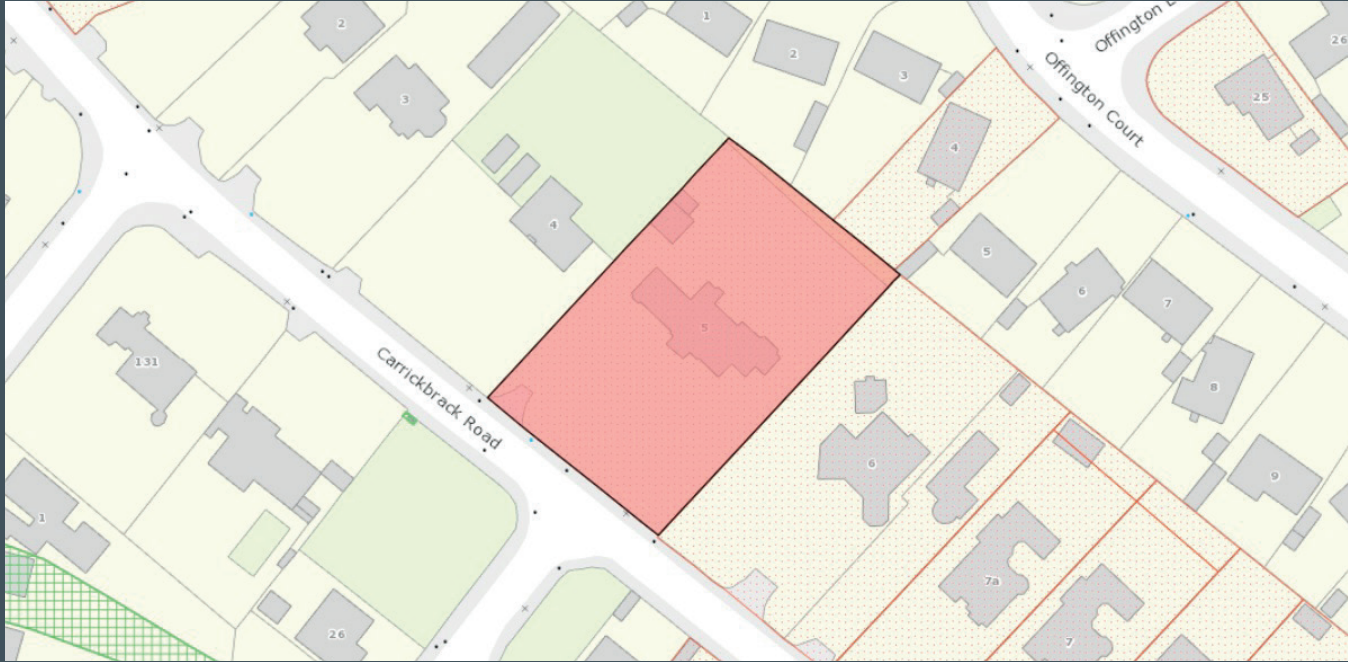
restaurants. Howth Castle with its interesting history is a major tourist attraction on the outskirts of the village. The golf enthusiast has a choice of Sutton and Howth GC, which is 800m away. The championship course at Portmarnock Golf Club is a short drive away. Sutton Lawn Tennis Club and Suttonians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

Full planning pack and details are available from our offices please e-mail valerie@reagrimes.ie / paul@reagrimes.ie and we will issue you with access to same.

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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

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GRIMES

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