



01-638 2700 / www.lisney.com

TITLE

We understand that the property is held under freehold title.

TOWN PLANNING

The lands are situated in an area zoned Objective RV under the Fingal County Council Development Plan 2011 - 2017 "To protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan (LAP), and the availability of physical and community infrastructure".

The property is situated in the Kinsealy Local Area Plan (LAP) which was adopted formally on June 12th 2006. The property has no relevant planning history other than for the existing dwelling on site.

The LAP also has designated the lands for residential development and as a Character Area 2, allowing for a net density range of 15-17 dwellings per hectare (approx 6-7 per acre). The LAP also states that a minimum of 50% of the housing units will be reserved for members of the rural community only. The Kinsealy Local Area Plan and map is available on-line from Fingal County Council.

The Fingal Housing Strategy provides for a developer contribution of 15% of the land zoned for residential use be reserved for purposes of social and affordable housing in the Malahide Kinsealy area.

PRICE/FURTHER INFORMATION

Price on application. For further information on the property contact Ross Shorten of Lisney at 01 638 2700.



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Kinsealy Village, Malahide, Co. Dublin

Residential Development Opportunity: 2.56 hectares / 6.32 acres



FOR SALE BY PRIVATE TREATY

On the instructions of Mr Billy O'Riordan PWC, Receiver of Taggart Homes (Kinsealy) Limited (In Receivership)

- Beside junction of Chapel Road and Kinsealy Lane.
- Close to the many amenities of Malahide and Portmarnock.
- Near to DART and Train Stations at Portmarnock and Malahide.
- Situated in the heart of this very popular north county residential area.



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Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or 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 and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



LOCATION

Kinsealy Village, Malahide is an attractive residential location situated close to the popular picturesque seaside town and prestigious residential districts of Malahide (3.5 km) and Portmarnock (3km). There has been a considerable amount of residential development in Kinsealy in recent years. The nearby Abbeyville estate has been sold and substantial future development is anticipated.

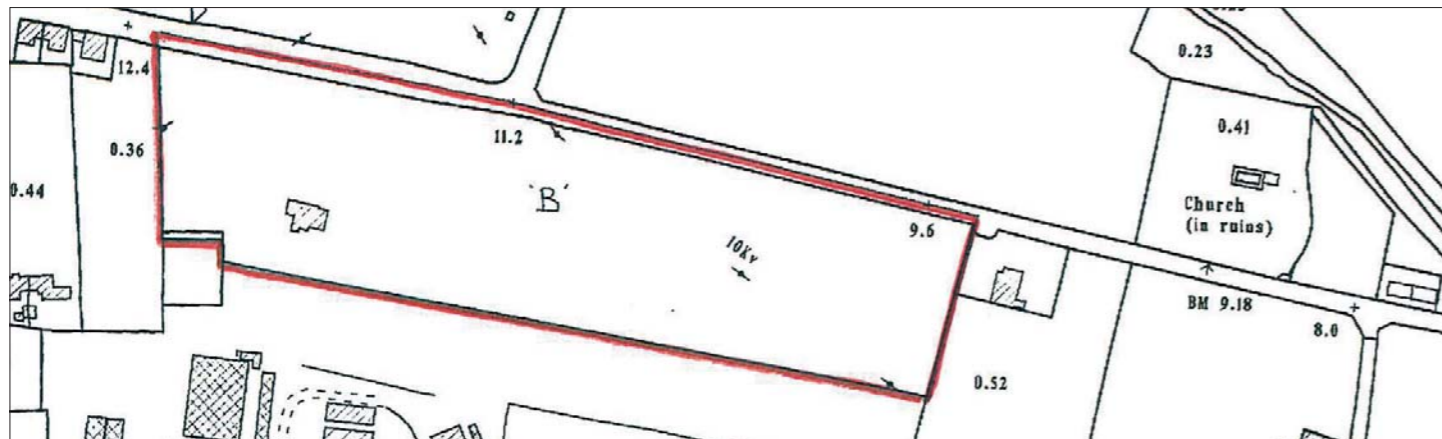
Surrounding residential estates include Abby Well and St. Olave's mixed residential townhouses apartments and neighbourhood centre. Extensive residential schemes have been constructed in the Portmarnock and Malahide area including Drumnig Wood and with further schemes planned for the Station Road area of Portmarnock.

DESCRIPTION

This attractive parcel of building land is situated within easy commuting distance of Dublin City and the main residential and commercial districts of North Dublin. The lands are very well located on the south side of Chapel Road, close to the junction with the

Malahide Road at Kinsealy, approximately 15km north of Dublin City Centre. Portmarnock DART station and Malahide DART station are located close by (both are Park and Ride) and the area is served by mainline rail and various bus routes. Kinsealy is close to the upgraded Malahide Road/M50 (N32) extension route, which provides easy access to both the M1 and M50 Motorways, Dublin Airport and all arterial routes. There are excellent amenities in Malahide village with shops, restaurants and pubs, sailing and Marina facilities and an extensive choice of recreational and leisure opportunities with golf at Malahide, The Royal Dublin and Portmarnock.

The lands comprise a regularly shaped parcel of approx. 2.56 ha. (6.32 acres) measured to the middle of Chapel Road and with extensive frontage of approx. 310 meters and bounded to the rear by the Teagasc Farm Research Centre and to the east and west by other property in private ownership. The lands are ideally suited to future residential development given the extensive road frontage and its regular and well proportioned shape. There is an existing house on the lands occupied under a caretakers agreement.



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