

FOR SALE
DEVELOPMENT OPPORTUNITY



Enniskerry Road, Kiltarnan, Dublin 18

Approx. 7.38 ha (18.24 acres)

Opportunity to either purchase outright or enter into a licence agreement on a subject to planning basis. Potential for excess 200 residential units, subject to planning permission.



BER Exempt

Asset Summary

- Superb large-scale landholding of approx. 7.38 ha (18.24 acres).
- Potential for excess 200 residential units, subject to planning permission, which may be applied for via a Strategic Housing Development application directly to An Bord Pleanala.
- Situated in a popular address, at the foothills of the Dublin Mountains, approx. 17 km south of Dublin city centre.
- Situated on the Enniskerry Road, approx. 600 m from Kiltiernan Village.
- Highly accessible location, approx. 2 km west of the M50 motorway, via Glenamuck Road.
- Road frontage of approx. 150 m to the Enniskerry Road on the eastern aspect.
- Approx. 3 km from Carrickmines Luas Park & Ride.

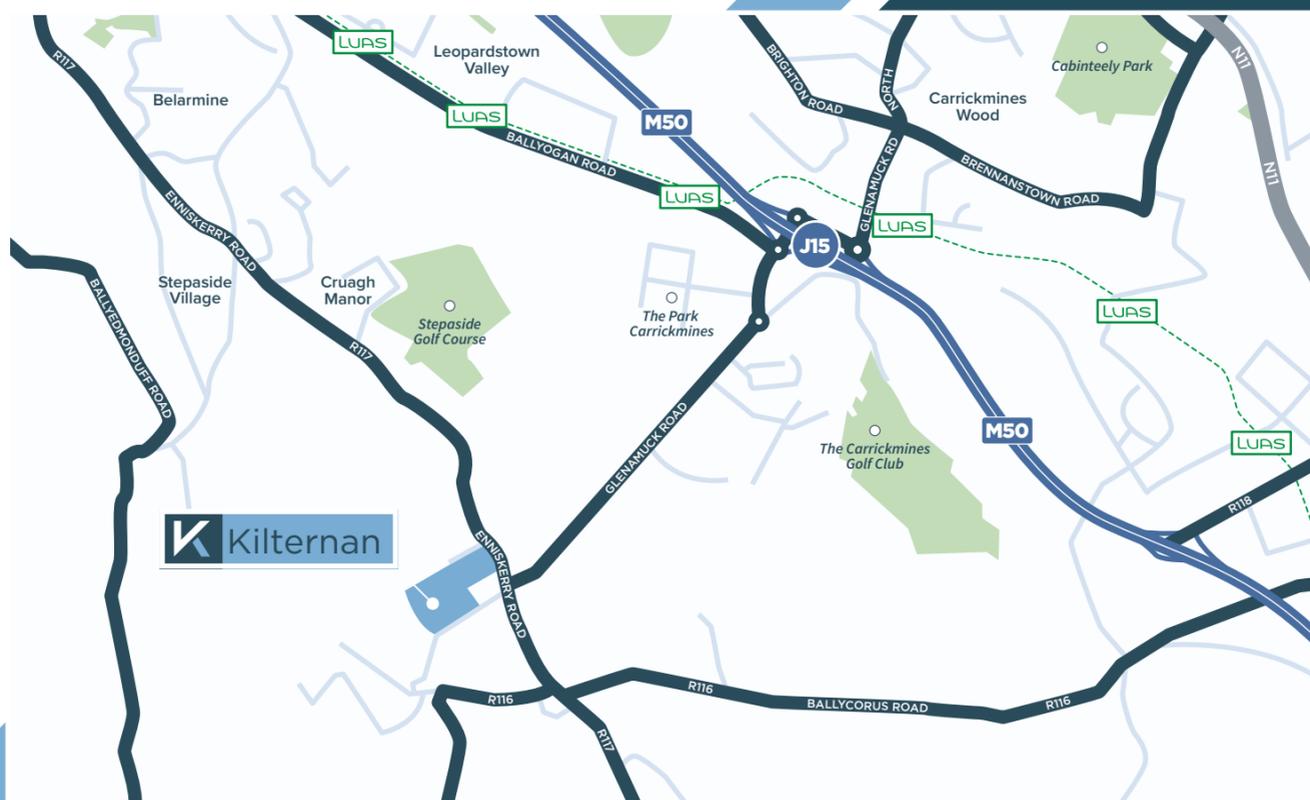




The Park Carrickmines



Carrickmines Luas Stop



Kilternan

Kilternan is situated at the foothills of the Dublin Mountains, approx. 2 km west of the M50 motorway, and 17 km south of Dublin city centre. Kilternan was historically a rural location which was predominantly made up of one-off residential housing. The development of the Kilternan Local Area Plan has seen a large number of developments in the area which will be furthered by the construction of the Glenamuck District Distributor Road and the Glenamuck Link Distributor Road.

This asset is situated adjacent to the junction of the Enniskerry Road and Glenamuck Road. A number of retail and leisure amenities are located in close proximity, including The Park Carrickmines, which is regarded as Ireland's premier retail park. Further services and amenities are available in the villages of Kilternan, Enniskerry and Stepside.

Asset Description

The property comprises a greenfield development site extending to approx. 7.38 ha (18.24 acres).

The lands are accessed from Enniskerry Road and benefit from excellent road frontage. The site is situated in a predominantly residential area, with the Bishops Gate development immediately adjacent to the north and a number of new developments underway on the Glenamuck Road.

This opportunity presents a viable housing development site, with the potential to deliver a mix of unit types, to meet the strong demand for new homes in the area.

Town Planning

Planning policy for the property is contained within the Dun Laoghaire Rathdown County Council (DLRCC) Development Plan 2016-2022 and the Kiltiernan Glenamuck Local Area Plan 2013 which was extended in June 2018 for a period up to and including September 2023. Under the DLRCC Development Plan, the site is subject to the following zoning objectives:

- Objective A - Residential: Approx. 5.19 ha (12.82 acre)
- Objective B - Rural Amenity: Approx. 2.19 ha (5.41 acre).

Development Potential

This asset provides an excellent opportunity to deliver a large-scale housing development in a highly accessible and sought-after suburban location. The asset does not currently have planning permission, but it is estimated that the site has capacity for excess 200 residential units, incorporating a variety of unit types. 200 units would reflect a density of approx. 39 units per ha (16 units per acre) based on the residentially zoned portion of land. Densities in excess of these levels may also be feasible.

A licence agreement option is offered on a subject to planning basis, full details of which are contained in the property data room.

Development Contributions

On 10 December 2018, a meeting was held by Dun Laoghaire Rathdown County Council whereby it was agreed to reduce the Section 49 Supplementary Development Contribution Scheme - Glenamuck District Roads Scheme and Surface Water Attenuation Pond Scheme. The reduced rates are as follows:

- Residential** €24,950 per unit
- Commercial** €125 per sq metre

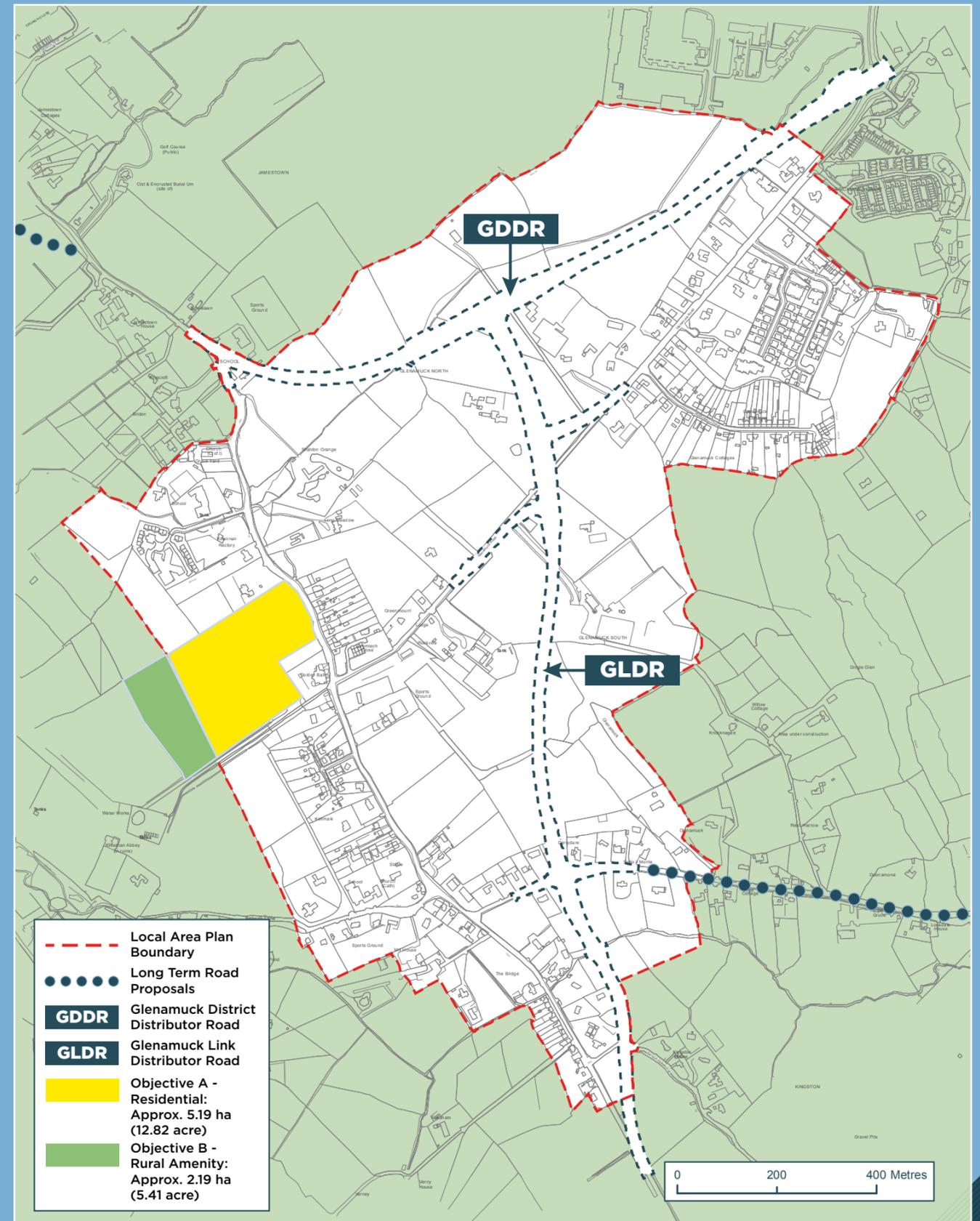
Section 48 levies as set out under the Dun Laoghaire Rathdown Development Contribution Scheme 2016 - 2020 shall apply.

Glenamuck District Roads Scheme

In April 2019, Dun Laoghaire Rathdown County Council gave notice of its intent of implementing Compulsory Purchase Order (CPO) in order to facilitate the development of the Glenamuck District Roads Scheme. The scheme is intended to facilitate the construction of the Glenamuck District Distributor Road and the Glenamuck Link Distributor Road.

Simultaneous to the issuing of the CPO Order, Dun Laoghaire Rathdown County Council also submitted a planning application to An Bord Pleanala in March 2019 for the construction of each road. A decision on this application is expected in Q1 2020 with an estimated build programme of 18 months

The construction of these roads will facilitate further development in the surrounding areas.



Extract from the Kiltiernan / Glenamuck Local Area Plan 2013 (now extended to 2023), illustrating the indicative routes of new infrastructure.

Title

The property is held under freehold title.

Method of Sale

The property is being offered for disposal via a subject to planning licence agreement or a freehold sale. Further details on the disposal process are available in the property data room.

Services

We understand all public services are available to the property.

Viewing

By appointment with the sole agents.

BER

Exempt.

Website and Dataroom

www.kilternanddevelopment.com

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On the instructions of the Receiver, George Maloney of RSM.

