

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY
FOR SALE VIA PRIVATE TREATY



Kitestown Road

HOWTH, DUBLIN 13



* Site outline is for illustrative purposes only

APPROX. 1.50 HA (3.71 ACRE)



BER Exempt

**ASSET
SUMMARY**

Opportunity to create a Luxury Residential Development scheme in the centre of Howth, Dublin 13.

Greenfield site extends to approx. 1.50 ha (3.71 acre).

The majority of the Property is zoned 'RS - Residential' (approx. 2.87 acres) with the remainder zoned 'OS-Open Space' (approx. 0.84 acres) under the Fingal Development Plan 2023 - 2029.

Exceptional residential development site which boasts incredible views of the surrounding area and coastline.

Downey's Planning and Architecture Consultants have carried out a Feasibility study that showcases no. 21 detached 3/4 bedroom contemporary houses.



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MALAHIDE

IRELAND'S EYE

LAMBAY ISLAND

Affluent housing development opportunity in one of Dublin's Premier Coastal Addresses

HOWTH DART STATION

HOWTH HARBOR

HOWTH CLIFF WALK

HOWTH VILLAGE

BEANN ÉADAIR GAA CLUB

KITESTOWN ROAD

BALKILL ROAD

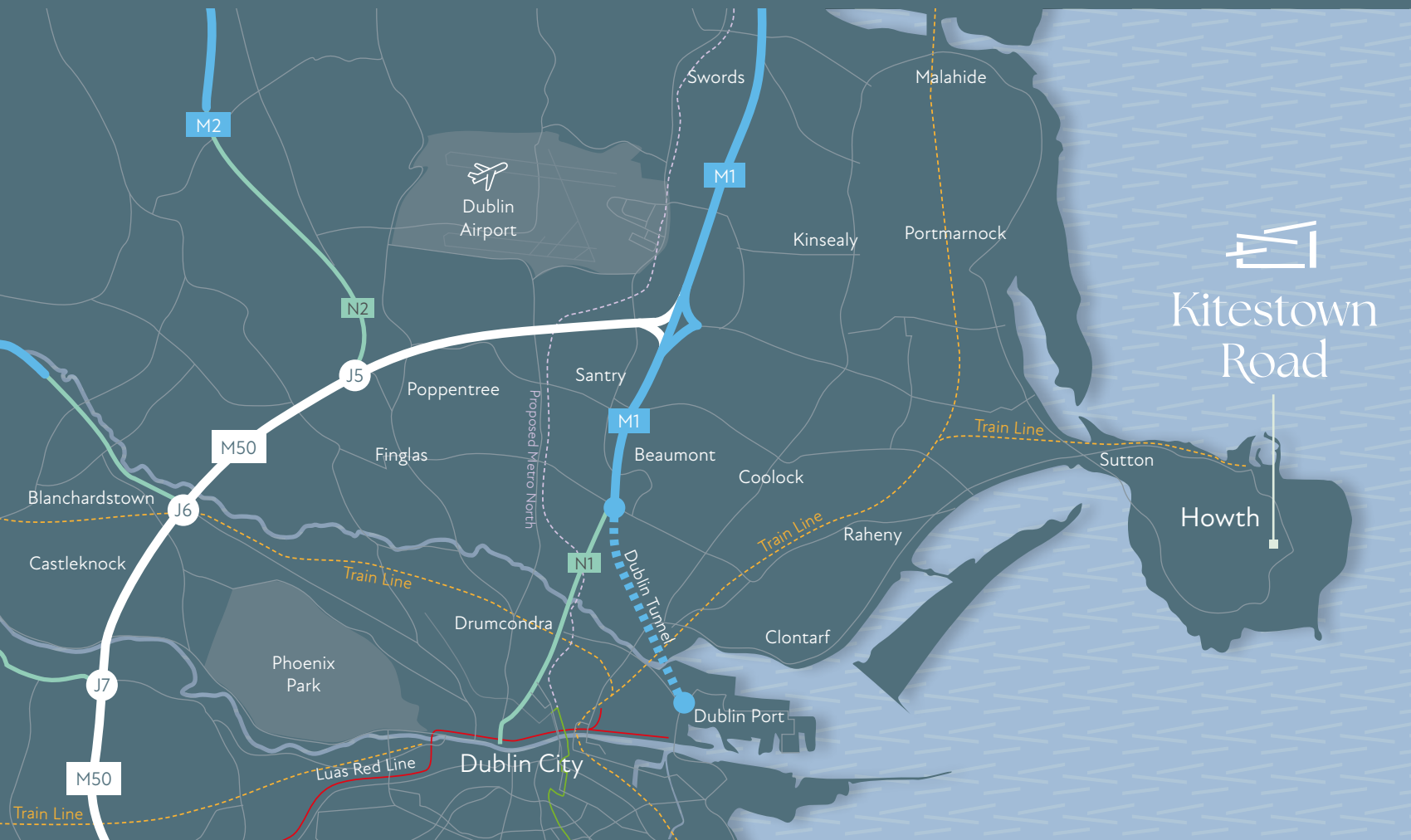
THORMANBY ROAD

THE SUMMIT INN

DUBLIN BUS STOP

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LOCATION

The subject property is located on the Kitestown Road within the well-established, affluent North Dublin suburb of Howth. The site is a short walk to Howth village of approx. 20 minutes, with the benefit of existing walking and cycling infrastructure already in situ providing easy access.

Howth has always been a sought-after address in a stunning maritime setting, which boasts incredible views of the Dublin Coastline throughout the vicinity. Originally a small fishing village, Howth has grown to be a major coastal area with a busy fishing port that boasts an exceptional tourist market for day trippers. The Howth Cliff

Walk is one of the most popular trail walks in the entire country, with hikers coming far and wide to experience it's breath taking scenery. Howth is also home to one of Ireland's oldest occupied buildings, Howth Castle, along with the National Transport Museum of Ireland which houses public service and road transport vehicles.

The village offers an abundance of amenities including restaurants, pubs, shops, schools, and many sporting/recreational facilities. Howth Market is also open every weekend to the general public and is popular with both locals and tourists alike.



The subject property is serviced with Dublin bus routes 6 and H3, with a bus stop located on Kitestown Road providing access to and from the city centre. Howth DART station is situated within the town centre and also provides a frequent service into both the City Centre and remaining coastal areas of Dublin. The Property itself is located approx. 14km from Dublin City Centre.

Surrounding land uses are predominantly residential in nature, with some amenities located nearby such as The Summit Inn, The Summit Stores, Bailey Brew Coffee, Howth Hill Lodge Nursing Home, No 1. Blakeney and Highfield Bed & Breakfast.

THE PROPERTY

The subject property is a greenfield site extending to approx. 1.50 ha (3.71 acre). The outline of the site is of an irregular shape and comprises a mix of sloped and flat topography throughout. More specifically, the western elevation of the site which is the open space is sloped in nature.

The open space zoned part of the site contains part of the old tram track, and this would form part of any future scheme, noting that it is an established right of way

and would remain publicly accessible. This provides a connection to the Summit and Cliff Walk in Howth.

The site enjoys the benefit of three different road frontages including Thormanby Road, Kitestown Road and Balkill Road. In regards to future developments prospects, both Thormanby Road and Kitestown Road present viable vehicular access points.



TOWN PLANNING

Under the Fingal Development Plan 2023 – 2029, the northeastern section of the site, which extends to approximately 1.16 ha (2.87 acre), is zoned “RS – Residential” which is to “Provide for residential development and protect and improve residential amenity.” Uses permitted in principle under this zoning include, Residential, Bed & Breakfast, Education, Open Space, Retirement Village, Childcare Facilities, Community Facility and Office Ancillary to Permitted Use.

The southern element of the site which extends to approx. 0.34 ha (0.84 acre), is zoned “OS – Open Space” which is defined to “Preserve and provide for open space and recreational amenities”.

The entire site is also located within the “Howth Special Amenity Area Buffer Zone” which must be carefully considered for any future developments in this zone.



PLANNING HISTORY

In 2009, a planning application was refused for the development 9 large houses across the residential zoned element of the site (F08A/0389). The refusal was

predominantly on the ground of the units being 3 stories in nature and being out of character with the surrounding the area.

THE OPPORTUNITY

Downey Planning and Architecture have carried out a comprehensive feasibility study and planning report study of this prime development site. The study comprises of a low-density scheme, in keeping with it's surroundings, of approximately 21 detached 3–4-bedroom houses finished to an exceptionally high

standard. The prospective development has carefully been designed with regards to the local area, planning history of the site, relevant development plans / zones, while aiming for the highest and best use for sites of this nature. The full report is available upon request, with schedule of accommodation detailed opposite:

SCHEDULE OF ACCOMMODATION

Housing Type	Bedrooms	Size (Sq M)	Size (Sq Ft)	Quantity
Type A	3	150	1,615	6
Type B	4	177	1,905	9
Type C	4 + Study	183	1,970	6
Total				21





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SERVICES

Prospective bidders are advised to satisfy themselves regarding the presence, adequacy, and availability of all services to the subject lands.

TITLE

The property is held under clean freehold title.

VIEWING

Viewings are available by prior appointment with sole selling agent.

METHOD OF SALE

Private Treaty.

BER

Exempt

SOLE SELLING AGENT



164 Shelbourne Road
Ballsbridge
Dublin 4

www.cushmanwakefield.ie

PSRA: 002222

PAUL NALTY

Associate Director

+353 83 375 1902

paul.nalty@cushwake.com

MARC KELLY

Surveyor

+353 87 244 8313

marc.kelly@cushwake.com

SOLICITOR



Riverside Two
Sir John Rogerson's Quay
Dublin 2

www.beauchamps.ie

GERRY GALLEN

Partner

+353 1 418 0619

+353 86 342 6658

g.gallen@beauchamps.ie

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