

BROOK LANE, RUSH, CO. DUBLIN

“Ready to Go” Prime Development Site - FPP 129 Family Homes

FOR SALE BY PRIVATE TREATY



Joint Selling Agents

- Exceptional ‘Ready-To-Go’ residential development opportunity located in a highly sought after coastal location
- FPP for 129no. 3 & 4 bedroom high quality family homes
- Site measuring c. 6.22Ha (15.39Ac), located in immediate proximity to a broad range of lifestyle and recreational amenities
- Immediate access to excellent national roads/motorway infrastructures and public transport networks

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THE SITE

This prime 'ready to go' Development Site is located on Brook Lane in Rush and extends to circa 6.22 hectares (15.39 acres) in total. Full planning permission for 129no. residential units is offered, consisting of substantial 3-bedroom and 4-bedroom family homes. The Development Site is located in a highly sought-after location in Rush. The surrounding area has a proven track record in the development and sale of sought-after family homes, with the construction and launch of the neighbouring Seabrook and Brookford estates.

The Development site abuts Woodland Park and farmland to the north, Brook Lane to the south, Palmer Road to the east and Sea Brook to the west. The land is in meadow grass, predominantly flat and drains well. Part of the development site connects Brook Lane to Palmer Road, it is laid with historic hard stand/blacktop and is predominantly flat.

This prime development site is the subject of two distinct planning grants securing the development of the residential scheme and associated infrastructural works.

PLANNING SCHEME

The Development Site offers exceptional opportunity to deliver a high quality, well designed residential scheme consisting of substantial family homes in a much sought-after location in Rush.

Full planning permission for 129no. family homes and associated services infrastructure works is offered. Additionally, a site for a future creche/childcare facility (subject to planning permission) is also provided.

The planning scheme comprises:

- > 20 no. terraced 2 story, 3-bedroom houses
- > 3 no. terraced 2.5 storey, 4-bedroom houses
- > 1 no. detached 2.5 storey, 4-bedroom house
- > 36 no. semi-detached 2.5 storey, 4-bedroom houses
- > 3 no. detached 2 storey, 3-bedroom houses
- > 66 no. semi-detached 2 storey, 3-bedroom houses



Subject planning grants are as follows:

- Planning Reference F15A/0294 - permission for the development of multiple infrastructural site development works to facilitate future housing on the subject lands. Granted permission on 16th December 2015.
- Planning Reference F16A/0221 - permission for residential development of a total gross floor area of 15,670 Sq. M. (168,670 Sq. Ft.)
- Planning Reference F16A/0221 & An Bord Pleanála Reference PL06F.247032 - upheld planning decision to grant permission for application F16A/0221.

Note: Interested parties to satisfy themselves to the position and conditions attached to the planning permissions relating to the subject lands.

ZONING

The Development Site is zoned under three different objectives in the Fingal County Development Plan 2017-2023. The main portion of the site is predominantly zoned Objective 'RA' (Residential Area) as well as a small strip running through the site being zoned Objective OS (Open Space). These areas are subject to the Rush Kenure LAP 2009 (extended to be in effect until February 2019).

Notable permitted uses include; Residential, Residential Care Home /Retirement Home, Retirement Village, Health Centre, Health Practitioner, Hospital, Restaurant/Café, Retail - Local, Recreational Facility/Sports Club.

LOCATION & AMENITIES

The subject property lies off Brook Lane which connects to Palmer Road, in the well known coastal town of Rush, North County Dublin. Located along the coast, Rush is positioned between Skerries and Lusk.

Once viewed as the heart of market gardening with many people employed in the agriculture sector, today it is superseded by Rush's increasing role as a "commuter belt" town. Schools, shops, restaurants, bars, Rush has a great selection of them all, and when it comes to sports and leisure pursuits there's everything from Cricket, Golf, Sailing, Windsurfing & G.A.A.

The property benefits from highly regarded montessori, primary and secondary educational institutions in the area, including Acorns Montessori Pre-School, Rush Gael Scoil, St. Catherine's National School, Loreto Secondary School Balbriggan and St. Joseph's Secondary School Rush to name a few.

TRANSPORT

Rush is well serviced by public transport. The town is served by a regular commuter train service with over 20 trains to Grand Canal Dock each weekday with onward links to Luas and DART services. Rush is serviced by a number of public bus services to many destinations including Dublin City Centre, Drogheda and Dublin International Airport.

Rush is highly accessible to the country's road network being only 10 minutes from Junction 4 of the M1 motorway, giving easy access to Dublin International Airport, the M50 ring road, and Dublin Port.

Sample distances/travel times are as follows:

- Kenure Park- 90m / 1-minute walk
- Rush Main Street - 0.6Km / 7-minute walk
- Tesco Rush - 0.5Km / 5-minute walk
- Rush Harbour - 1.8Km / 6-minute drive
- Rush/Lusk Train Station - 3.3Km / 6-minute drive





Distance Legend	Km	Travel Time (Car)
Belfast	153	1hr 40 min
Drogheda	39	35 min
M1	10.7	13 mins
Pavillion Shopping Centre	13	15 min
Dublin Airport	18	20 min
Dublin City Centre	26	30 min

Commuter Rail Legend	Travel Time
Rush/Lusk - Drogheda Station	28 mins
Rush/Lusk - Connelly Station	25 mins
Rush/Lusk - Tara Station	25 mins

SITE PLAN



TITLE

We understand the title is Freehold.

SERVICES

All mains services are available, however, interested parties should satisfy themselves in respect of capacity and infrastructure availability.

The subject services infrastructure must be provided by the purchaser, at the purchasers cost. Please see planning grant F15/O294. Delivery of the subject services infrastructure is also a condition of the subject scheme planning grant. Please see planning grant F16A/O2521 & ABP Ref. No: PL O6F.24032

FURTHER INFORMATION

Further information, including terms and conditions of the sale, property details, planning permission and technical drawings are available on the property's website and dataroom (once registered).

VIEWING

Viewing is strictly by prior appointment through either of the joint selling agents.

SOLICITORS

Bourke & Co. (Ref: FO'D),
167/171 Drimnagh Road, Walkinstown, Dublin 12



OSI licence No. for 2017 is: AU 0067017

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