

FOR SALE BY PRIVATE TREATY

DEVELOPMENT LAND PORTFOLIO (TRANCHE 2)



- SITES WITH PLANNING, ZONED LAND AND POTENTIAL DEVELOPMENT LANDS
- 2 PART BUILT DEVELOPMENTS WITH 28 ALMOST COMPLETE HOUSES
- RESIDENTIAL ZONED LAND WITH PREVIOUS GRANT OF PLANNING
- INTERNATIONAL EQUESTRIAN CENTRE ON OUTSKIRTS OF DUBLIN

 **KELLY WALSH**
property advisors & agents

SALES AGENTS

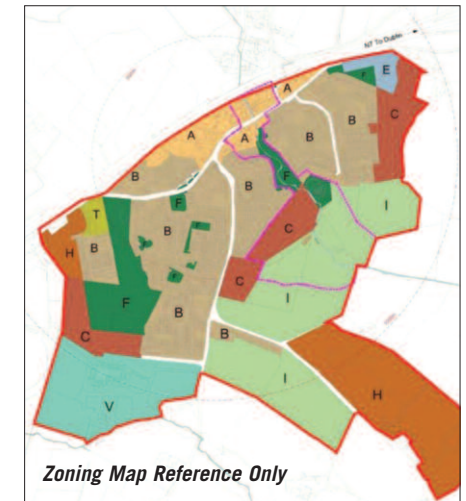
Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63

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KILL EQUESTRIAN CENTRE, KILL, NAAS, CO. KILDARE

- SUPERB INTERNATIONAL EQUESTRIAN CENTRE COMPRISING MODERN PURPOSE BUILT EQUESTRIAN CENTRE ON 13.75HA (34 ACRES)
- EXCELLENT FACILITIES WITH GREAT ACCESSABILITY TO M7 MOTORWAY
- COMPLEX CAN BE FULLY OPERATIONAL WITHIN WEEKS AND HAVE A SUCCESSFUL BUSINESS
- 3 INDOOR ARENA AND AN OUTDOOR SAND ARENA
- LONG TERM RE-ZONING POTENTIAL AS ADJOINS RESIDENTIAL ZONED LANDS



LOCATION

The property is located less than 1km south of Kill Village, just south and adjoining residential developments known as Newtown Manor and Oldtown Lawns.

The property is only 18km from Dublin City and M50 Motorway and has excellent access to all parts of Ireland.

DESCRIPTION

The property comprises 34 acres of internationally renowned Equestrian Centre. The purpose built facility held the special Olympics Equestrian events in 2005. The property is laid out with a large carpark, outdoor sand arena, and three indoor arena's, one an international showjumping arena with seating and catering facilities.

The property adjoins existing residential developments with a main distributor road into adjoining zoned lands and offers an excellent long term development opportunity subject to re-zoning.

TOWN PLANNING

The property is zoned on the Kildare County plan 2011-2017 **Objective V (Equestrian)** that is **"to facilitate to develop Kill International Equestrian Centre and the primary use for it in this zone is a Equestrian related activities"**.

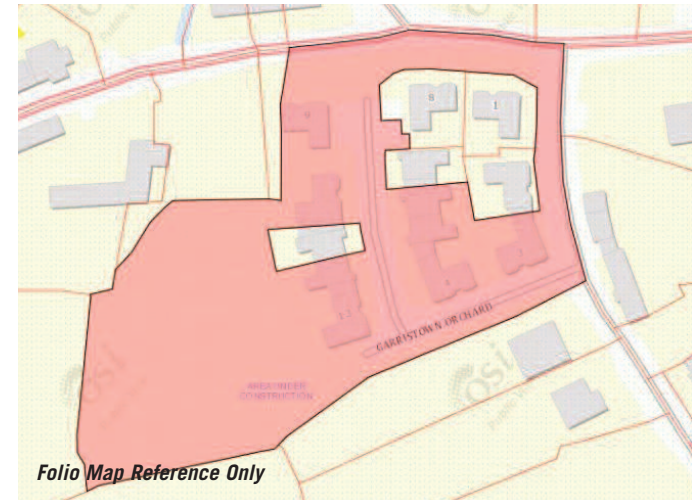
The lands are adjacent residential zoned land to the north and all services and distributor roads to the property.

**1 HA (2.5 ACRES)
GARRISTOWN ORCHARD,
CHAPEL LANE,
GARRISTOWN ROAD,
CO. DUBLIN**

- 8 NEAR COMPLETE HOUSES TO SELL
- PREVIOUS GRANT OF PLANNING FOR ADDITIONAL 10 HOUSES
- ALL SERVICES ADJACENT
- QUICK SALES POSSIBLE ON COMPLETION OF UNITS



Location Map Reference Only



Folio Map Reference Only



Garristown Orchard Site

LOCATION

Garristown is a village in Fingal, with views towards the hills around the Naul. Garristown is 25 km north west of Dublin, 18 km from Swords, and around 7 km north east from Ashbourne. The subject property is located on Chapel Lane to the east of the main street.

DESCRIPTION

This development consists both an undeveloped and developed section. The developed section consists of the access road and houses no. 1-13 inclusive and this area “as constructed” is completed to a reasonable standard and finish. There was planning for 23 Houses in total and 5 have been built & sold. (Houses 1,2,7,8 & 11). There are 8 almost completed houses and then the undeveloped site to the rear with a previous grant of planning for 10 Houses.

TOWN PLANNING

Planning application ref F04A/1570 was granted by Fingal County Council on 21/06/2005. It's the parent permission for this development and when granted this permission allowed for the construction of 21 units. Planning application ref F06A/1780 was granted by FCC on 25/07/2007 for modifications to the above planning application.

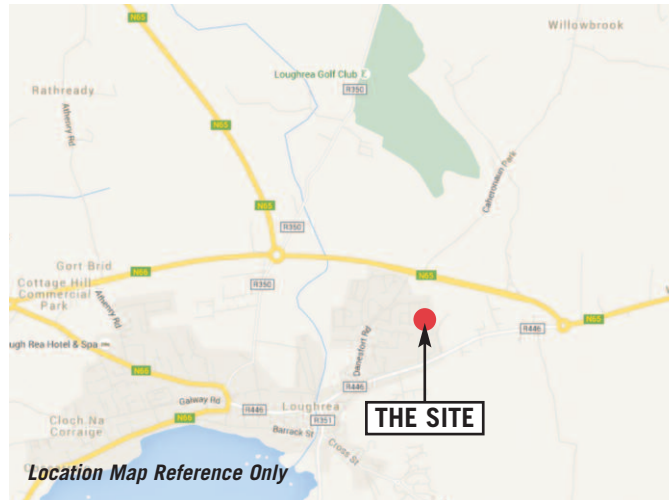
This is the latest permission for the development and the key changes from the earlier permission were as follows:

- Two additional houses over the 21 approved.
- Contributions plus additional sum.
- Sum for in lieu of the provision of Class 1 public open space.

All permission granted for this development have now expired.

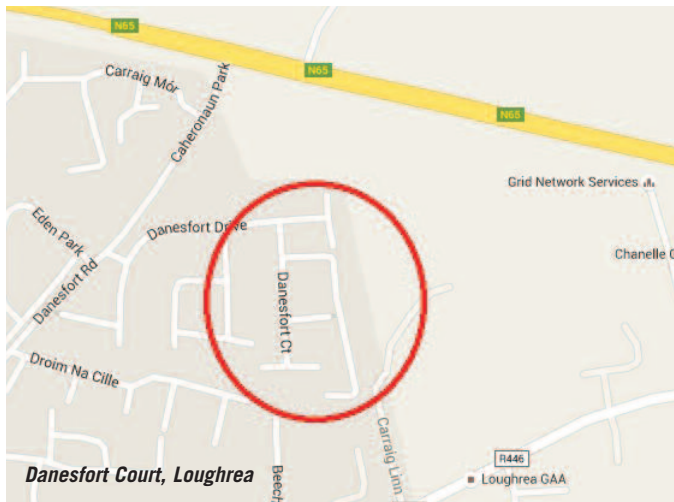
19 RESIDENTIAL UNITS & CRECHE, DANESFORT COURT, LOUGHREA, CO. GALWAY

- 19 COMPLETE HOUSES & CRECHE
- CLOSE TO TOWN CENTRE
- QUICK RETURN ON CAPITAL WITH INDIVIDUAL SALES
- SALES IMPROVING IN LOUGHREA AND VALUES NOW INCREASING



LOCATION

Danesfort Court is a residential development and is located within the heart of Loughrea. The development is also within close proximity to a wide variety of schools, shops, sporting & recreational facilities.

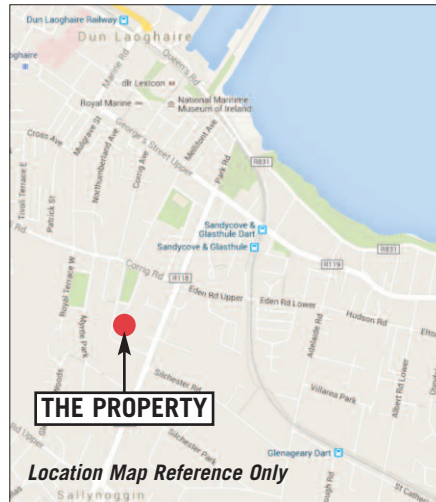


LIST OF UNITS

- 10 Danesfort Court, Loughrea, Co. Galway
- 38 Danesfort Court, Loughrea, Co. Galway
- 49 Danesfort Court, Loughrea, Co. Galway
- 59 Danesfort Court, Loughrea, Co. Galway
- 68 Danesfort Court, Loughrea, Co. Galway
- 73 Danesfort Court, Loughrea, Co. Galway
- 75 Danesfort Court, Loughrea, Co. Galway
- 77 Danesfort Court, Loughrea, Co. Galway
- 78 Danesfort Court, Loughrea, Co. Galway
- 79 Danesfort Court, Loughrea, Co. Galway
- 59 Danesfort Court, Loughrea, Co. Galway
- 80 Danesfort Court, Loughrea, Co. Galway
- 21 (1b) Danesfort Court, Loughrea, Co. Galway
- 22 (1c) Danesfort Court, Loughrea, Co. Galway
- 22A (1d) Danesfort Court, Loughrea, Co. Galway
- Apartment 1, Danesfort Drive
- Apartment 2, Danesfort Drive
- Apartment 3, Danesfort Drive
- Apartment 4, Danesfort Drive
- Crèche, Danesfort Drive, Loughrea, Co. Galway

RUTLAND HOUSE, CROSSWAITE PARK SOUTH, DUN LAOGHAIRE, CO. DUBLIN

- PRIME LOCATION IN SOUTH DUBLIN
- LARGE SOUTH WEST FACING CORNER SITE
- PREVIOUS PLANNING FOR 3 LARGE HOUSES
- GREAT SELLING LOCATION
- EXISTING RUTLAND HOUSE CAN BE REFURBISHED



PREVIOUSLY APPROVED AREAS FOR RUTLAND HOUSE

Ground Floor	159.7 sq.m	
<i>(of which 50.7 sq.m is additional)</i>		
First Floor	116.5 sq.m	
<i>(of which 23 sq.m is additional)</i>		
TOTAL	276.2 sq.m	(2972.9 sq.ft)

PROPOSED AREAS FOR HOUSE 1

Ground Floor	128.4 sq.m	
First Floor	98.4 sq.m	
TOTAL	226.8 sq.m	(2441 sq.ft)

PROPOSED AREAS FOR HOUSE 2

Ground Floor	128.4 sq.m	
First Floor	98.4 sq.m	
TOTAL	226.8 sq.m	(2441 sq.ft)

TOTAL PROPOSED AREAS

TOTAL	729.8 sq.m	(7855.5 sq.ft)
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LOCATION

The property is located on Crosswaite Park South just off the Glenageary Road Lower in South County Dublin. This is one of the most sought after residential locations in south east Dublin being close to the many facilities of Dun Laoghaire, Sandycove and Glasthule which offer local amenities and also within walking distance of some of the most regarded secondary schools in Dublin. Silchester Road and other notable high value residential addresses are adjacent. There are excellent transport facilities in the area with the DART service and many bus routes.

DESCRIPTION

Rutland comprises an imposing two storey five bedroom house of approximately 2,500 sq.ft. The property is located on a large

corner site which is south west facing on 0.6 of an acre (0.24 Ha). The property offers exciting refurbishment opportunity and could be sold independently to an owner occupier or builders who will do a refurbishment on the existing house and build out the two new houses which was previously granted Planning Permission.

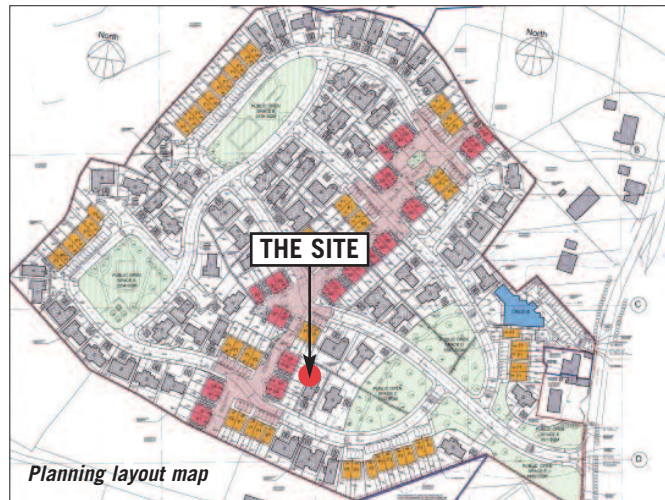
ZONING

The property is zoned residential in the Development plan but identified as a conservation area.

Planning permission was granted in March 2009 for the refurbishment and extension of the existing Rutland House to 276 sq.m (2,971 sq.ft) and for the construction of two additional detached houses, each with floor areas of 226 sq.m (2,433 sq.ft).

8.5 HA (21 ACRES), CHURCHTOWN, KILRANE, CO. WEXFORD

- GREAT LOCATION CLOSE TO COAST & BEACHES
- ADJACENT TO NICE VILLAGE AND EASY ACCESS TO N11
- PREVIOUS ADJACENT DEVELOPMENTS SOLD WELL
- GREAT POTENTIAL IN THE MEDIUM TERM
- ENTIRE 21 ACRES PREVIOUSLY ZONED RESIDENTIAL



LOCATION

The lands are located in Kilrane, less than 2 kilometres to the south west of Rosslare Harbour. It is conveniently located on the N25 approximately 19 kilometres from the N11 motorway within 18 minutes driving distance from the property.

DESCRIPTION

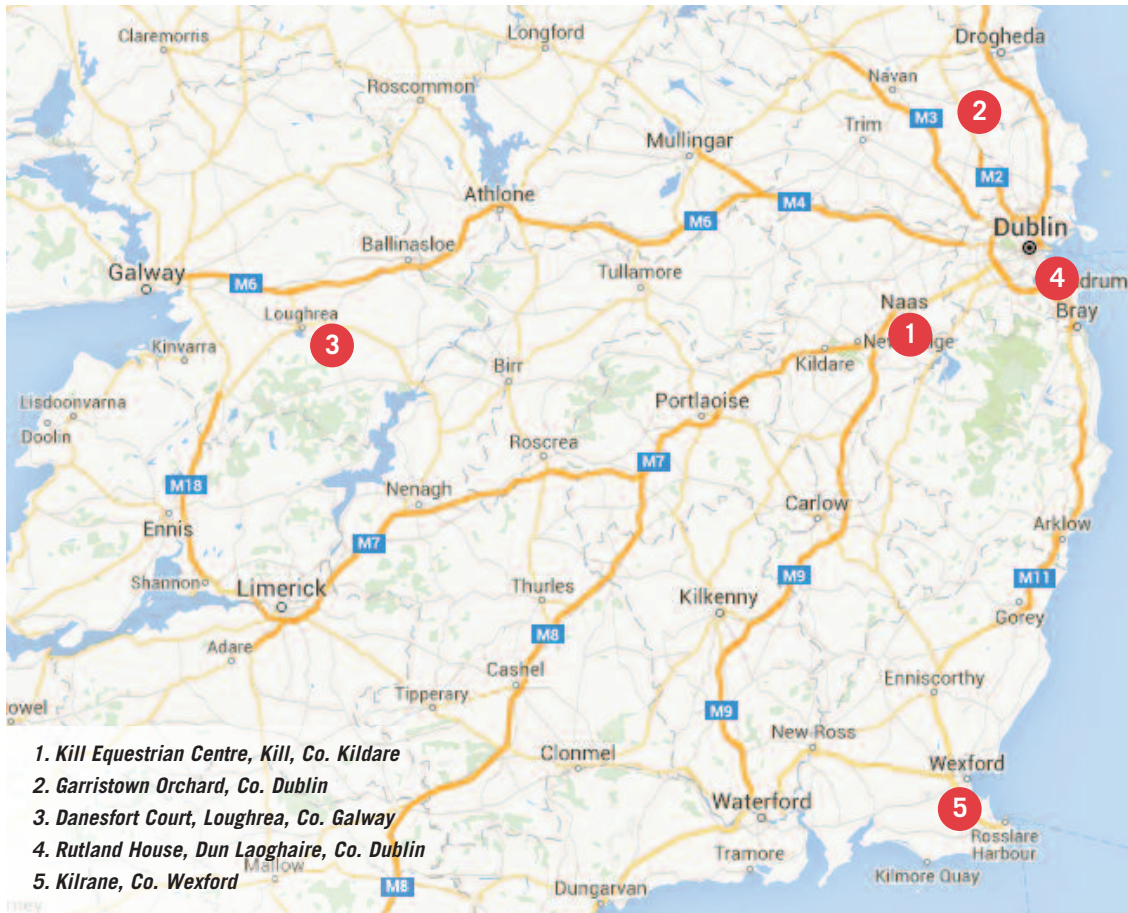
The Churchtown lands are currently being used as agricultural land and are currently split up into 9 separate fields. The Kilrane village is located to the North and Kilrane Cemetary.

ZONING

The lands were previously zoned under the Rosslare Harbour and Kilrane Local Area Plan for **Village expansion and mixed use**.

The lands have been de-zoned under the 2012-2017 Rosslare Harbour Kilrane Local Area Plan. Potential for converting back to zoned land in 2017.

Planning permission for 130 residential units was approved in 2007, subject to contributions of €69,760.



1. Kill Equestrian Centre, Kill, Co. Kildare
2. Garristown Orchard, Co. Dublin
3. Danesfort Court, Loughrea, Co. Galway
4. Rutland House, Dun Laoghaire, Co. Dublin
5. Kilrane, Co. Wexford

LOTS The Portfolio is for sale as **one lot** and includes:

1. KILL EQUESTRIAN CENTRE, KILL, NAAS, CO. KILDARE
2. 1 HA (2.5 ACRES) GARRISTOWN ORCHARD, CHAPEL LANE, GARRISTOWN ROAD, CO. DUBLIN
3. 20 UNITS AT DANESFORT COURT, LOUGHREA, CO. GALWAY
4. RUTLAND HOUSE, CROSSWAITE PARK SOUTH, DUN LAOGHAIRE, CO. DUBLIN
5. 8.5 HA (21 ACRES), CHURCHTOWN, KILRANE, CO. WEXFORD

VIEWING

Strictly by prior appointment with sole selling agents.

SALES AGENT

For more information and to arrange viewings, please contact **Garvan Walsh / Bryan Molloy** at Kelly Walsh or by visiting www.kellywalsh.ie.
Email: garvan@kellywalsh.ie / bryan@kellywalsh.ie

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