

FOR SALE

LAND AT  
**Fassaroe**

Junction (6) M11 | Bray | Co. Wicklow

Major Landbank Approx 65HA (161 Acres)



(On the Instructions of Belgard Estates Limited)

Bids Date 3pm Friday 28th June 2024

**Lisney**  
COMMERCIAL REAL ESTATE



# LAND AT Fassaroe

Junction (6) M11 | Bray | Co. Wicklow

One off opportunity to acquire a magnificent strategic landbank zoned for residential development subject to planning permission.

The entire land holding comprises approx. 65 ha (161 acres) of zoned lands with approx. 36 HA (90 acres) zoned residential and the remaining lands zoned open and active open space.

Accessed directly from the Fassaroe M11 junction (6) approx. 20km south of Dublin City Centre. It is situated between Bray North Junction (5) and Bray South (7) approx. 4km west of Bray Town Centre and approx. 3km east of Enniskerry.

Unrivalled sea views from the lands situated on the Garden County's northern border with Dublin.  
  
Capability of accommodating excess 1,700 residential units along with community facilities.

Purchaser approval by the EPA will be required.  
  
Includes existing farmhouse and outbuildings.  
  
Title – Freehold.



## Location



Close to M11 motorway between junction 5 & 7



20km south of Dublin City Centre



4km west of Bray Town Centre



3km east of Enniskerry

Fassaroe is located on the western side of the M11 motorway just inside the northern border of County Wicklow at the Fassaroe M11 junction (6) approx. 20km south of Dublin City Centre. It is situated between Bray North Junction (5) and Bray South (7) approx. 4km west of Bray Town Centre and approx. 3km east of Enniskerry.



The immediate surrounding area is predominately rural in nature with mainly one off private residences and lands in agricultural use. The area benefits from it's excellent accessibility to the M11 linking in minutes with the M50 to the north. LUAS light rail can be accessed at Cherrywood approx. 8km to the north while DART and mainline rail services are available in Bray to the east. There are excellent educational facilities in the area including St Gerard's Secondary School and Presentation College, Bray. There is also an abundance of sports clubs including cycling, rugby, soccer, athletics and gaelic football. Leisure activities include Avoca in Kilmacanogue, Bray Head, Bray to Greystones walk and the Sugar Loaf.

## Description

The site comprises an irregular shaped elevated landbank of approx. 65 ha (161 acres) which overlooks eastwards towards Bray town centre and the Irish sea and southwards over the Sugar Loaf towards Kilmacanogue. The lands are accessed directly from the M11 at junction 6 Fassaroe adjacent Berryfield Lane. The boundaries are predominately hedgerows and ditches along with palisade fencing. The land is undulating and slopes steeply to its southern boundary in the Glencullen River valley.



The eastern side of the lands area laid out in grassland which is a former quarry while the middle and western side of the site is undulating. There are a number of previously used commercial buildings for storage and ancillary offices. While on the southern boundary there is a former farmhouse and out-buildings which is now vacant.







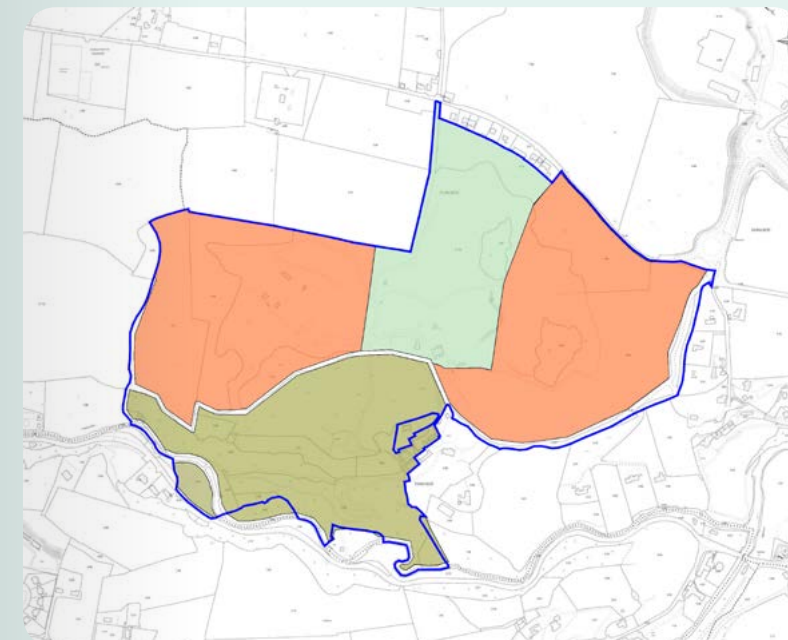
Approx. 65 ha  
(161 acres)



Number of previously  
used commercial  
buildings



 BELGARD ESTATES LTD. (IN POSSESSION)
  AOS ACTIVE OPEN SPACE (BRAY MD LAP 2018 LAND USE MAP)
  R-HD NEW RESIDENTIAL (BRAY MD LAP 2018 LAND USE MAP)
  OS2 OPEN SPACE (BRAY MD LAP 2018 LAND USE MAP)



## Zoning

The lands are zoned under the Bray Municipal District Local Area Plan 2018 (Bray Town and Environs Map No. 2). The majority of the lands are zoned R-HD New Residential approx. 36ha (90 acres) with remaining sections zoned AOS Active Open Space and OS2 Open Space. This plan is currently under review.

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## EPA Licence

Part of the Property is the subject of a waste licence issued by the Environmental Protection Agency and as part of the sales process this licence will be transferred to the prospective purchaser.

## Title

Freehold. Title summary available upon request.

## Process

We are requesting that all interested parties submit an offer on or before 3.00pm Friday 28th June 2024.

## Datasite

Further information is available through a dedicated website with access upon request and subject to a NDA.

## Agent



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.