

PRIME LANDBANK WITH FUTURE DEVELOPMENT POTENTIAL

KILQUADE HILL

KILQUADE | CO. WICKLOW

APPROX. 11.20 HECTARES (27.7 ACRES)



N11



The property is located adjacent the existing Kilquade Hill development in Kilquade, Co. Wicklow approximately 2.4km from Kilcoole, 4.5km from Delgany and 5.3km from Greystones.



Prime landbank with future development potential extending to approximately 11.2 ha (27.7 acres).



Fully serviced site with direct connections to mains water and wastewater networks.



Located adjacent existing residential



THE LOCATION

- The property is situated adjoining the Kilquade Hill development, in the heart of Kilquade, Co. Wicklow, approximately 5.3 km from Greystones, 4.5 km from Delgany, and just 12km south of Bray.
- The surrounding area is a highly desirable residential location, noted for its high value homes, coastal setting, and proximity to both the Wicklow countryside and the amenities of North Wicklow’s larger towns.
- Residents benefit from a wide array of local amenities, including schools, shops, cafés, and community facilities such as the Druids Glen Hotel and Golf Resort located directly to the south of the subject lands and National Garden Exhibition Centre.
- The property is well connected by transport links, with convenient access to the N11 corridor, providing a direct route to Dublin and the southeast. Greystones DART station, located just a short drive away, offers regular rail services to Dublin City Centre.



SITE DESCRIPTION

- The property comprises a large irregular shaped greenfield site of approx. 11.2 ha (27.7 acres).
- The site benefits from two separate access points, both off the established Kilquade Hill settlement.
- To the east, the lands adjoin mature housing within Kilquade Hill, while the wider setting includes a mix of residential and community uses.
- The surrounding area is predominantly residential in character, comprising a mix of detached family homes

set within mature, landscaped plots. The location is well established and enjoys convenient access to local amenities, including schools, neighbourhood shops, and a range of recreational and leisure facilities in nearby Greystones and Delgany.



ZONING & FUTURE POTENTIAL

The lands currently sit outside the boundaries of the latest Greystones - Delgany and Kilcoole Local Area Plan, but they hold considerable medium-term potential for residential development, pending future rezoning.

- Fully Serviced: The site benefits from existing mains water and wastewater connections, facilitating future development.
- Adjoining Existing Residential Development: Located directly adjacent the established Kilquade Hill residential area.
- Strategic Location: The lands are situated within the settlement boundary of Greystones, identified as a Self-Sustaining Growth Town in the Wicklow County Development Plan 2022–2028. This designation underscores the area's capacity to accommodate sustainable growth.
- Planning Framework: The site falls within the remit of the Greystones-Delgany and Kilcoole Local Planning Framework (LPF), which is currently under preparation.

This combination of strategic location, existing infrastructure, and alignment with regional planning objectives positions the site as a prime candidate for future residential rezoning, aligning with the broader growth strategy for the region.



TITLE

The property is held under a Freehold title.

PRICE

Price on Application.

FURTHER INFORMATION / VIEWING

Viewing is strictly by arranged appointment only with the sole selling agent Lisney.

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