BIDS SOUGHT BY 5PM ON THURSDAY 1ST OCTOBER 2026

KILTERNAN | DUBLIN 18 | D18 KH34

FOR SALE

Substantial landholding extending to approximately 29.4 hectares (72.25 acres) in a strategic South County Dublin location.

The property offers an opportunity to acquire a sizeable contiguous holding in the established Kilternan/Ballycorus area, within close proximity to the expanding residential areas of Kilternan, Glenamuck, Stepaside and Carrickmines.

Close to the newly opened Glenamuck Link Distributor Road.

The lands are situated in an area zoned Objective B – "To protect and improve rural amenity and to provide for the development of agriculture" under the Dún Laoghaire-Rathdown County Development Plan 2022–2028.

Title
Freehold

THE LOCATION

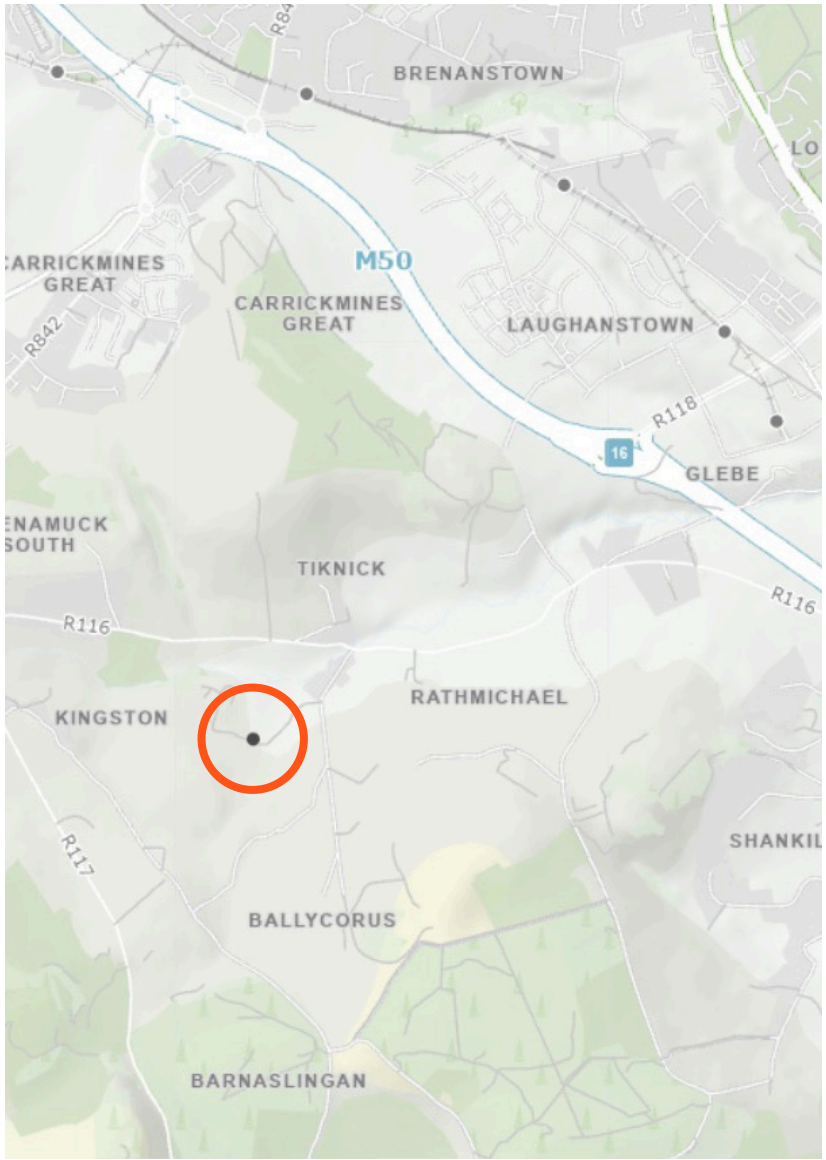
The property is situated on the eastern side of the R117 road from Kilternan to Enniskerry close to its junction with the R116 in the townlands of Kingston and Ballycorus. The lands are adjacent to Rathmichael approx. 3kms south of Stepaside, approx. 6kms south of Dundrum Shopping Centre and approx. 14kms south of Dublin city centre.

Kilternan occupies a strategic location in South County Dublin, benefiting from convenient access to Carrickmines, Stepaside, Sandyford, Leopardstown and Cherrywood, together with the wider Dublin metropolitan area.

The property enjoys a predominantly rural setting while being located close to significant existing and planned residential development at Kilternan/Glenamuck.

The wider area benefits from access to the M50 motorway via the newly open Glenamuck Distributor Link Road, the N11 corridor, Carrickmines Retail Park, Sandyford Business District and the LUAS Green Line, together with a wide range of schools, sporting facilities, retail and recreational amenities.

Kilternan/Glenamuck is identified by Dún Laoghaire-Rathdown County Council as a New Residential Community, and Council planning work identifies capacity for substantial additional housing within the wider area.



DESCRIPTION

The site is accessed mainly from the R116 close to the former Lime Works where an entrance road leads into the centre of the site to an open yard/hard core area which is now cleared of machinery and buildings, except for one small shed.

The site can also be accessed from the Enniskerry Road at the Kingston townland side via one agricultural entrance. We were informed the site has ceased commercial activity since about 2008 and it has been fully remediated, capped with soil and grassed and is currently used for grazing.

The property represents an opportunity to acquire a landholding of significant scale within the increasingly established Kilternan/Glenamuck area of South Dublin.

The lands should be of interest holding in this location and may also appeal to purchasers adopting a long-term strategic approach to land ownership, having regard to the property's proximity to the existing and developing urban area.

All intending purchasers should satisfy themselves as to the precise boundaries and area of the property. The site plan is provided for identification purposes only.

ZONING & PLANNING

The lands are situated in an area zoned Objective B – "To protect and improve rural amenity and to provide for the development of agriculture" under the Dún Laoghaire-Rathdown County Development Plan 2022–2028.

The Objective B zoning seeks to protect the rural character and amenity of such lands whilst providing for agriculture and other uses considered appropriate under the provisions of the Development Plan.

Permitted in principle under this zoning include agricultural buildings, boarding kennels, caravan park holiday, cemetery, community facility, concrete/asphalt plant in or adjacent to a quarry, home based economic activities, industry extractive, open space and public services rural industry cottage, rural industry food, travellers' accommodation.

Other uses which are open for consideration include abattoir, car park, craft centre/craft shop, crèche/nursery school, cultural use, doctor/dentist etc., education, enterprise centre, verity centre/plant nursery, guest house, heavy vehicle park, hospital, hotel/motel, refuse landfill/tip, refuse transfer station, residential (in accordance with Council policy for residential development in rural areas), residential institution, restaurant, science and technology based industry, shop neighbourhood, sports facility, tea rooms/café, transport depot and veterinary surgery.

The Council's current planning work for the wider Kilternan/Glenamuck area specifically identifies Objective B lands adjoining Glenamuck and Ballycorus Roads, alongside substantial areas of Objective A residential land within the wider planning area.

Specific Local Objective 83

TITLE

We understand that the property is held Freehold under folios 446, 4587 and 8844 County Dublin. With a small portion unregistered.

SERVICES

Interested parties are advised to satisfy themselves independently regarding the availability, location and capacity of all services to the property.

Given the scale and nature of the holding, prospective purchasers should make their own enquiries with the relevant statutory authorities and utility providers in relation to:

- Water and wastewater infrastructure;
- Surface-water drainage;
- Electricity;
- Telecommunications and broadband; and
- Any existing wayleaves or utility infrastructure traversing the property.

No representation or warranty is given by the Vendor or selling agent regarding the availability, adequacy or capacity of any services.

BIDS

The property is offered for sale by private treaty with a bids date of Thursday 1st October 2026 5pm.

Offers should include the offer amount, purchasing entity, proof or confirmation of funding, details of any conditions attaching to the offer, proposed completion timeframe and purchaser's solicitor details.

The Vendor reserves the right not to accept the highest or any offer received and may withdraw the property from the market, amend the method of sale or enter into negotiations with any party at any time.

VIEWINGS / FURTHER INFORMATION

Strictly by appointment with the sole selling agent Lisney.

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