



REAL ESTATE  
ADVISERS

FOR SALE BY PRIVATE TREATY

**TIMARU, 4B KITESTOWN ROAD,  
HOWTH, DUBLIN 13**



## EXECUTIVE SUMMARY

A rare infill development opportunity within the established suburb of Howth

Site extending to approx. 0.47 hectares, (1.17 acres)

Land use zoning 'RS' - (Residential)

Existing planning for a two storey, three - bedroom dwelling and a three storey, four bedroom dwelling

Located in close proximity to Howth Village

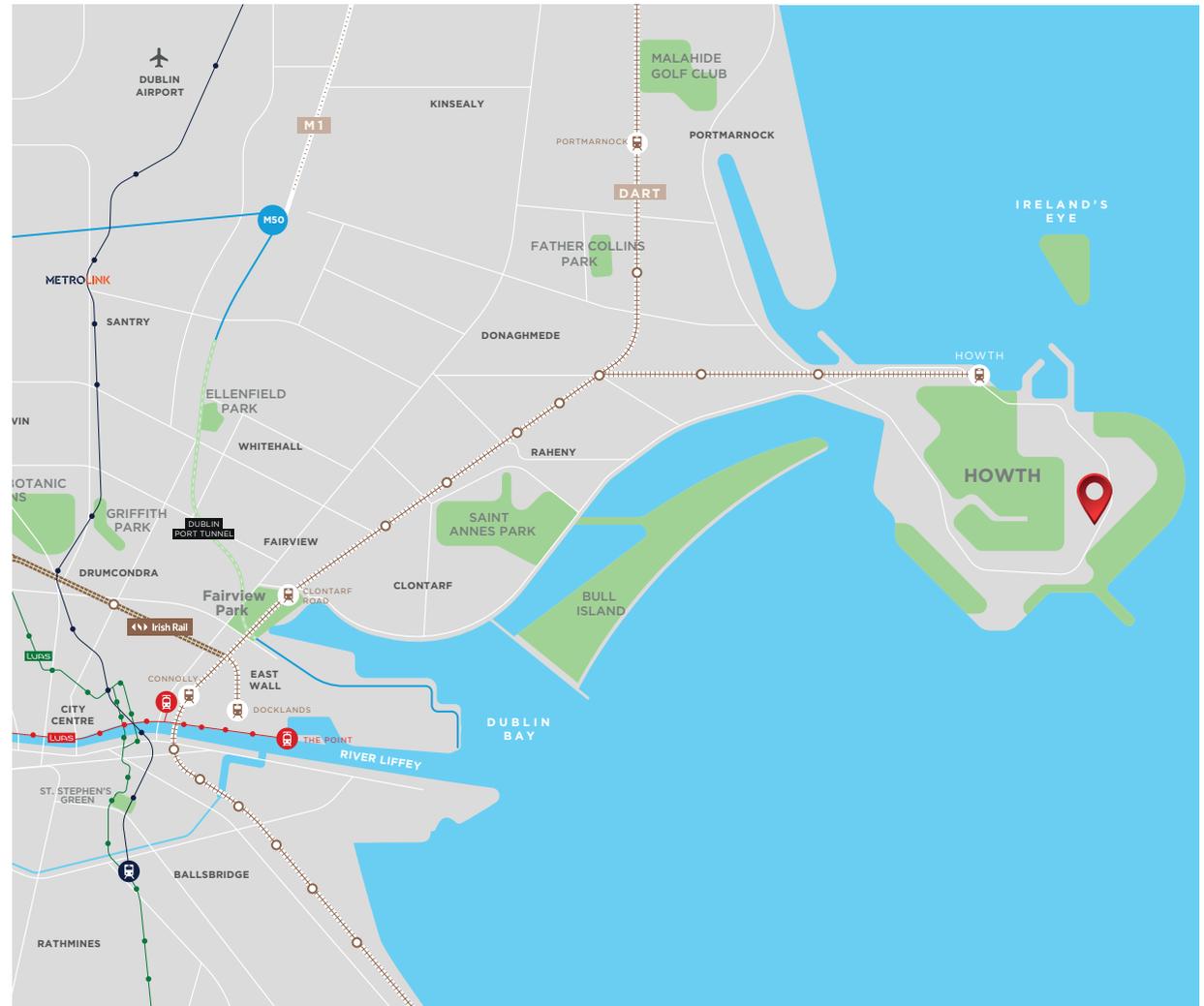
Guide price €2,000,000.



NB. For identification purposes only

## LOCATION

The subject property is located on the Kitestown Road within the well-established suburb of Howth and is a short walk to Howth village. The village offers an abundance of amenities including restaurants, pubs, shops, schools, churches, and many sporting and recreational facilities. Howth is a desirable residential location and is renowned as a vibrant, scenic location. The site benefits from bus routes 6 and H3. The bus stop is located on Kitestown Road providing access to and from the city centre as well as the DART station.



## DESCRIPTION

The subject site is an irregular shape which slopes from north to south and extends to approx. 0.47 hectares, (1.17 acres). An existing two-storey dwelling extending to approx. 322 sq.m. occupies the site. The site also benefits from full planning permission for an additional two dwellings extending to approx. 237 sq.m. and approx. 319 sq.m. respectively.

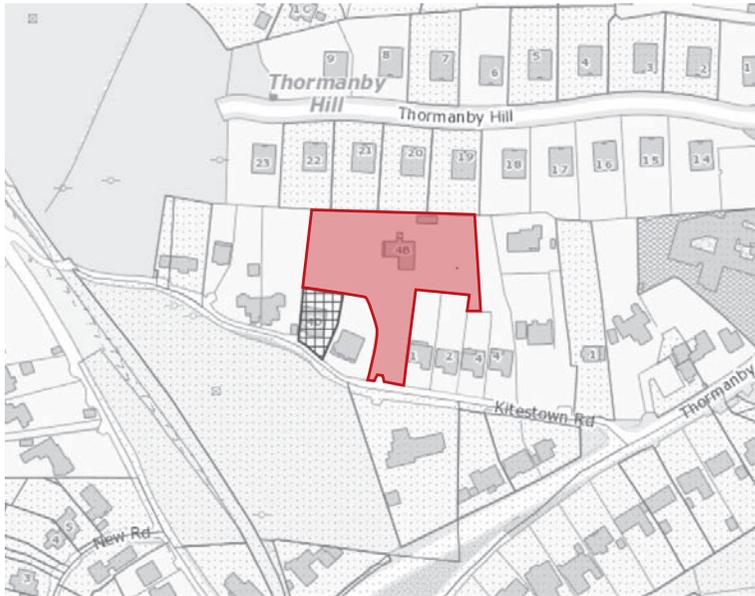


## TOWN PLANNING

### Land Use Zoning

Under the Fingal Development Plan 2017-2023, the site is zoned 'RS' - Residential, the objective of which is;

'Provide for residential development and protect and improve residential amenity'.



Site A



Site B



Entrance for Kitestown Road

## TOWN PLANNING

### Existing Planning

#### Planning Ref. F15A/0394

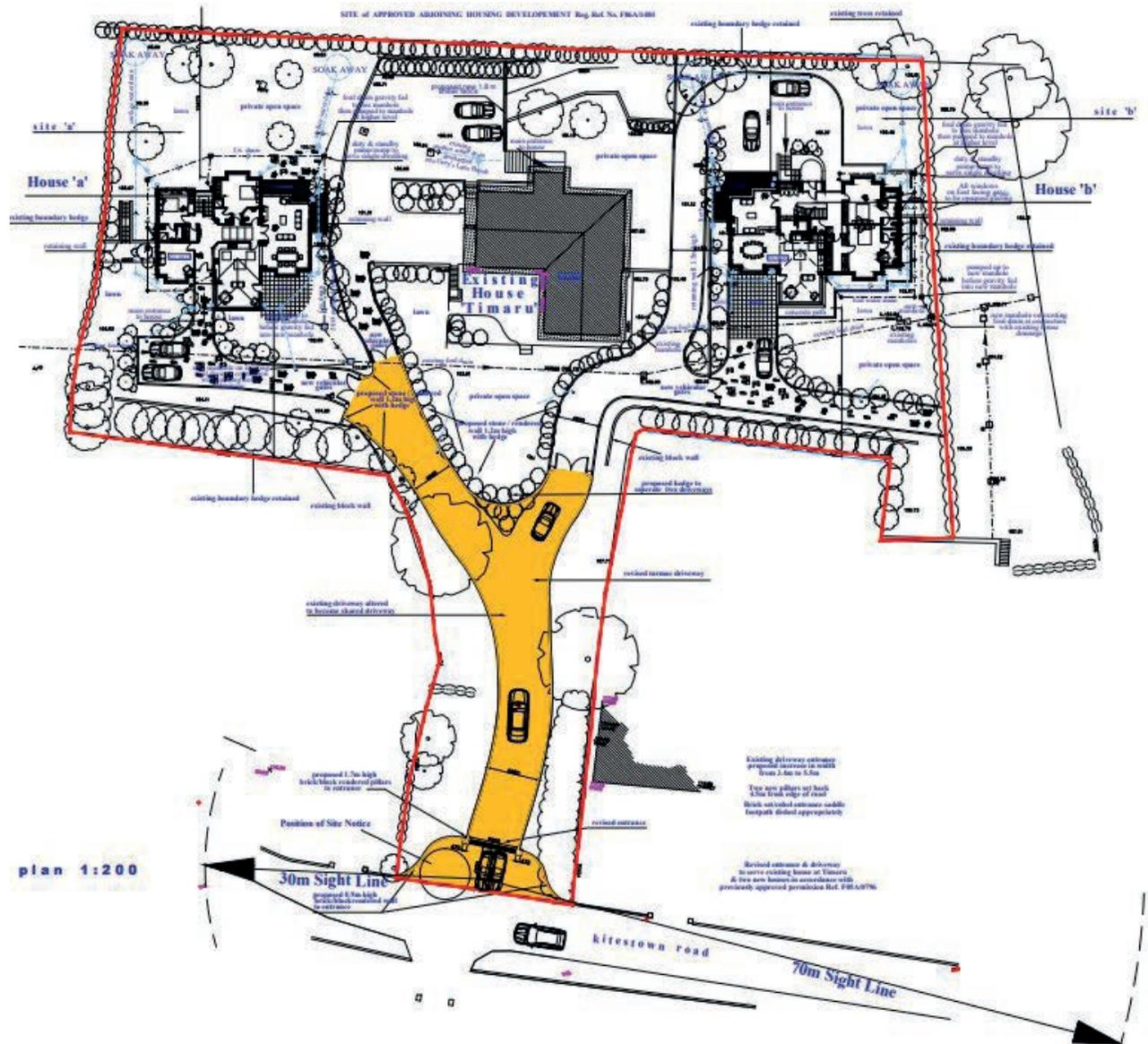
Permission was granted on 19th October 2015 and subsequently was extended on the 15th of October 2020 until the 30th of March 2024 (Ref. F15A/0394/E1).

The construction of 2 new houses to the east and west of the existing building.

**House 'A'** to the west, a detached 2 - storey, 3-bedroom dwelling consisting of a bungalow over basement with rooflights, balcony and 2 parking spaces.

**House 'B'** to the east, a detached 3 - storey, 4 - bedroom dwelling consisting of dormer house over basement with rooflights, 2 balconies and 2 parking spaces and widening/alterations to existing vehicular entrance.

AREA	SIZE SQ.M.	FLOOR AREA SQ.M.
SITE A	1,211	237
SITE B	1,760	319
EXISTING SITE	1,307	322



## TITLE

Freehold / Long Leasehold

## GUIDE PRICE

€2,000,000

## VAT

Please refer to agent

## BER



BER No. 102728896

Energy Performance Indicator 307.34 kWh/m<sup>2</sup>/yr

## VIEWINGS

Strictly by appointment via QRE

## SOLICITOR

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## AGENT DETAILS

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PSRA Registration No. 003587

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