

FOR SALE VIA PRIVATE TREATY

Aiken's Village

STEPASIDE, DUBLIN 18

Full planning permission for 209 own-door units

Executive Summary



SITE AREA

The site extends to approx. 2.92 ha (7.21 acres)



PLANNING PERMISSION

Full Planning Permission granted for 209 own-door residential units, promoting the highly efficient compact housing model



UNIT MIX

Comprises a mix of own-door apartments, duplexes and triplexes



LOCATION

Located within the established Aiken's Village scheme, a highly sought after residential location in South Dublin



CONNECTIVITY

Excellent connectivity with the Glencairn Luas Stop located nearby and immediate access to the M50 motorway



DEVELOPMENT POTENTIAL

Includes positive planning history for higher density development on the site



The Locality

The site is situated within the established Aiken's Village residential scheme, with access provided via Village Road and Atkinson Drive.

It occupies a prime position in Stepside, a highly sought after South Dublin suburb nestled at the foothills of the Dublin Mountains.

The area benefits from an excellent range of well established local amenities, including shops, grocery stores, restaurants, pharmacies, cafés and a wide variety of recreational facilities.

The site is ideally located within a five-minute drive from both Dundrum Town Centre and The Park, Carrickmines, two of Ireland's premier retail destinations.

The location offers a strong selection of primary and secondary schools, sporting clubs, and community facilities, making it a highly desirable residential environment.

Local amenities within the immediate vicinity include Ticknock, Leopardstown Racecourse, Stepside Golf Course, De La Salle Palmerston FC and Fernhill Park & Gardens. Popular hiking and walking routes such as the Hellfire Club, Powerscourt Waterfall, Airfield Estate and Crone Woods are also located within a short drive from the property.



World-Class Amenities



GREEN LINE LUAS



DUBLIN MOUNTAINS



STEPASIDE GOLF COURSE



AIRFIELD ESTATE



CARRICKMINES RETAIL PARK



DUNDRUM TOWN CENTRE

Connectivity

Aiken's Village has excellent transport connectivity, offering fast and reliable access to Dublin City Centre, South Dublin business hubs and the wider metropolitan area.




The development is located within walking distance of the Glencairn Luas Stop on the Green Line, providing frequent tram services to Sandyford, Dundrum, St. Stephen's Green and Cherrywood, with a future extension planned toward Bray.

The area is also well served by multiple Dublin Bus routes, including routes 44, 47 and 118, which operate through or near Aiken's Village and connect Stepside with Sandyford, Dundrum, the city centre and surrounding suburbs.

Road connectivity is another key strength of the location. The development is positioned just a short drive from the M50 motorway, giving residents immediate access to all major arterial routes around Dublin as well as the N11 corridor.

This ensures convenient travel times to destinations such as Dublin Airport, Dublin City Centre and key employment locations across South Dublin. Together, these transport links make Aiken's Village a highly accessible and well connected suburban address, ideal for both commuters and families.

CONNECTIVITY

-  GREEN LINE LUAS
-  DART
-  BUS STOPS



The Property

DESCRIPTION

The subject site comprises a regularly shaped greenfield landholding extending to approximately 2.92 ha (7.21 acres). The lands are generally level throughout, with a slight downwards slope towards the southern portion of the lands. They are bounded by existing low density residential housing to the north, with medium density residential development adjoining the southern boundary. The site forms part of the established Aiken's Village development. Access is provided via the existing estate road network.

ZONING

The majority of the lands are zoned 'Objective A' under the Dún Laoghaire-Rathdown Development Plan 2022-2028, defined as "to provide residential development and improve residential amenity while protecting the existing residential amenities." Under this zoning, new residential development is permitted in principle.

A smaller portion of the site is zoned 'Objective F', which seeks "to preserve and provide for open space with ancillary active recreational amenities."

The lands offer an excellent opportunity to deliver a high quality residential scheme in one of South Dublin's most desirable and expanding suburban locations.



Grant of Planning

In December 2025, DLRCC granted permission for the development of 209 own-door units on the subject site (Planning Ref: LRD25A/0641).

The scheme comprises 209 own-door units, made up of apartments, duplex and triplex units, spread across 11 blocks ranging in height from three to four storeys.

The unit mix is as follows:

- One-bedroom units: 60
- Two-bedroom units: 77
- Three-bedroom units: 72

Other notable points from the grant of permission include:

- The provision of a crèche facility extending to 235 sq m is to be included within Block 1
- Of the total 205 car parking spaces, 147 are surface car parking spaces, with the remainder at undercroft level
- There is just over 3 acres of parkland / open space to be landscaped as part of the final grant, including adjacent land

PLANNING HISTORY

A number of planning applications have been lodged for the site. In March 2021, a Strategic Housing Development (SHD) application for 445 apartments was submitted. Permission was granted in July; however, the decision was subsequently challenged by way of Judicial Review.

In September 2023, the High Court quashed the permission on multiple grounds, with the application remitted to An Coimisiún Pleanála for reconsideration.

A further SHD application for a similar high density scheme was lodged in September 2022. This application was granted but was also subjected to Judicial Review. The High Court quashed this decision as well, with the matter remitted to An Coimisiún Pleanála pending a new decision.

Further details of the former planning applications can be accessed via the data room.

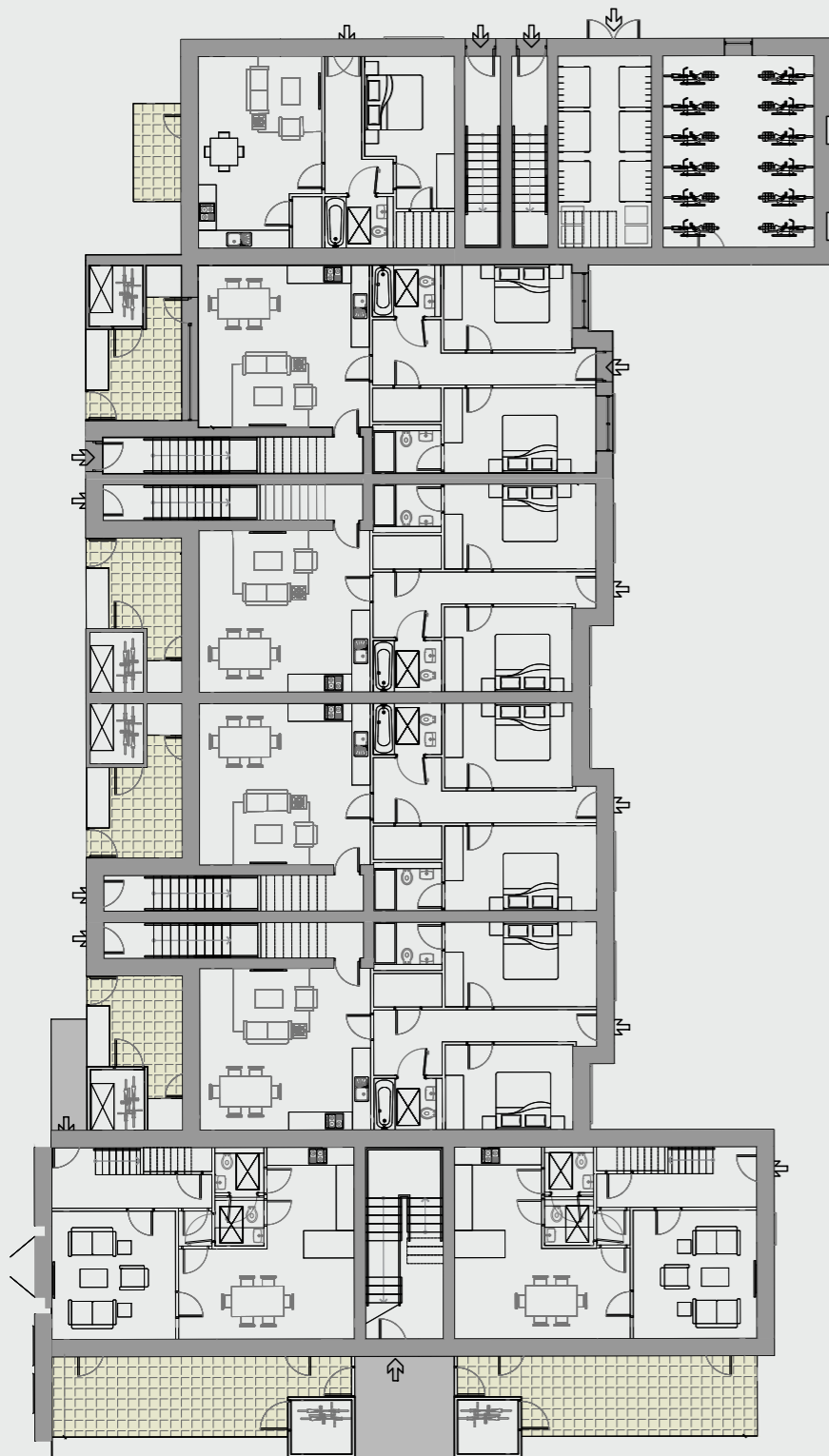
UNIT NO.	NO. OF UNITS	TYPE OF UNIT	FLOOR AREA (SQ M)
One Bedroom Units			
Type 1A	20	Ground Level - Apartment	52.6
Type 1B	14	Ground Level - Apartment	53.4
Type 1C	21	Ground Level - Apartment	49.8
Type 1D	3	Deck Access - Apartment	52.3
Type 1E	2	Deck Access - Apartment	47.8
Total	60		255.9
Two Bedroom Units			
Type 2A	17	Ground Level - Apartment	84.3
Type 2B	12	Ground Level - Apartment	82.2
Type 2C	3	Desk Access - Apartment	96.7
Type 2D	20	First and Second Floor - Duplex	109
Type 2E	3	Deck Access - Duplex	104.6
Type 2F	22	Podium Access - Duplex	95.6
Total	77		572.4
Three Bedroom Units			
Type 3A	17	Duplex	123.3
Type 3B	23	Duplex	119
Type 3C	12	Duplex	129.3
Type 3D	14	Triplex	127.6
Type 3E	2	Duplex	126
Type 3F	1	Duplex	115.2
Type 3G	3	Duplex	115.2
Total	72		855.6
Total	209		

Site Layout

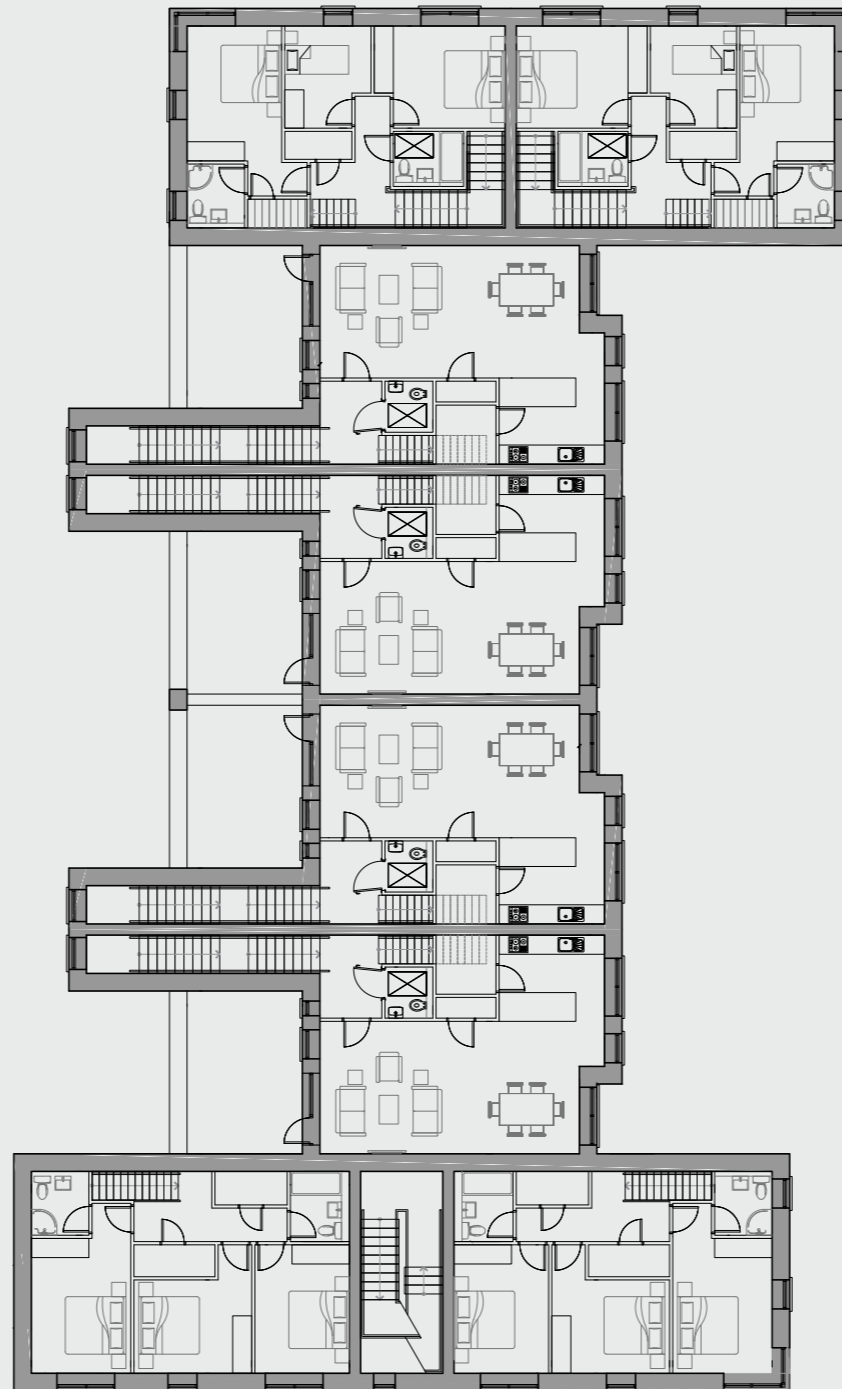


Sample Floor Plans: Duplex Block 2

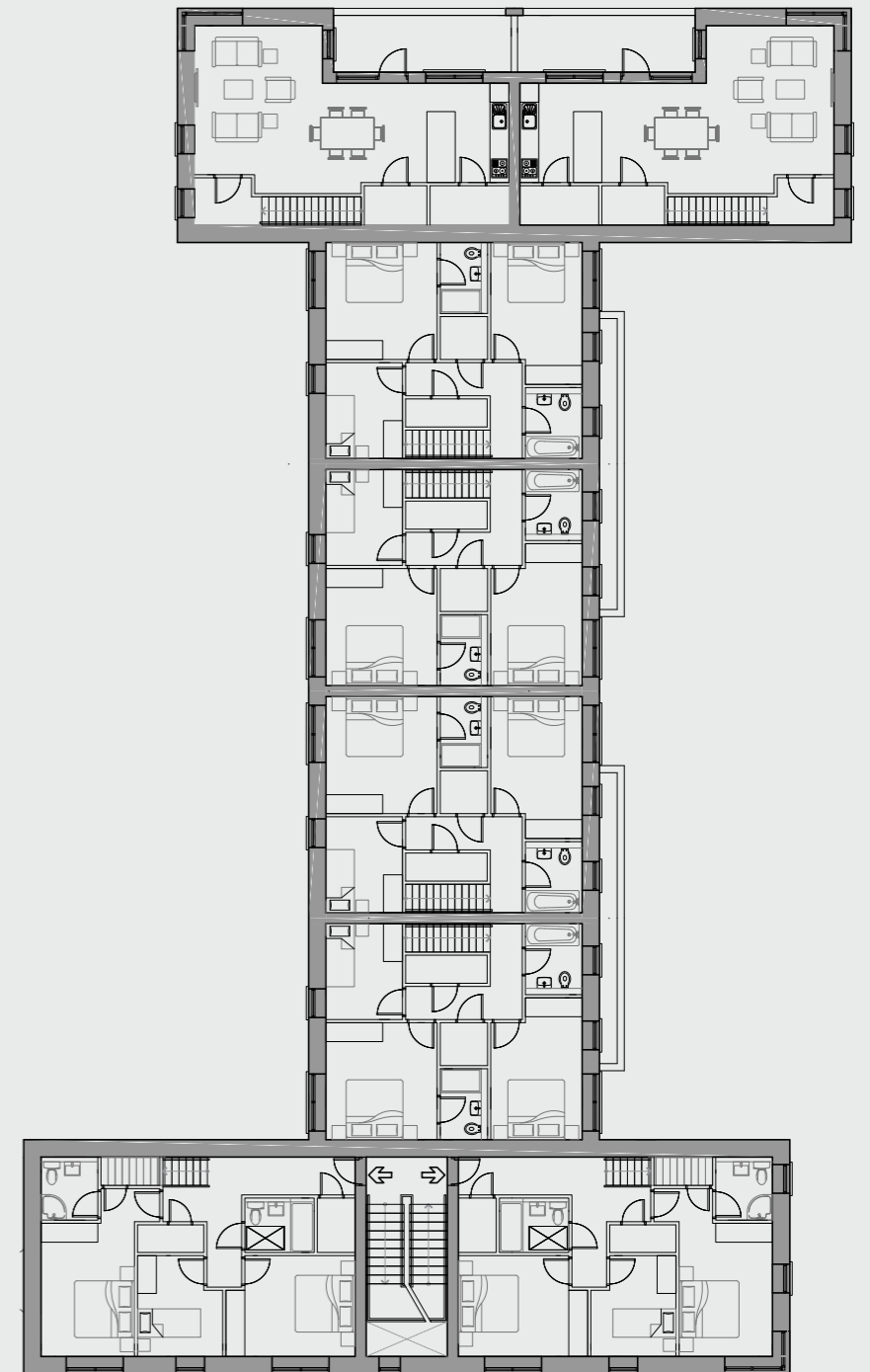
GROUND FLOOR:



FIRST FLOOR:



SECOND FLOOR:



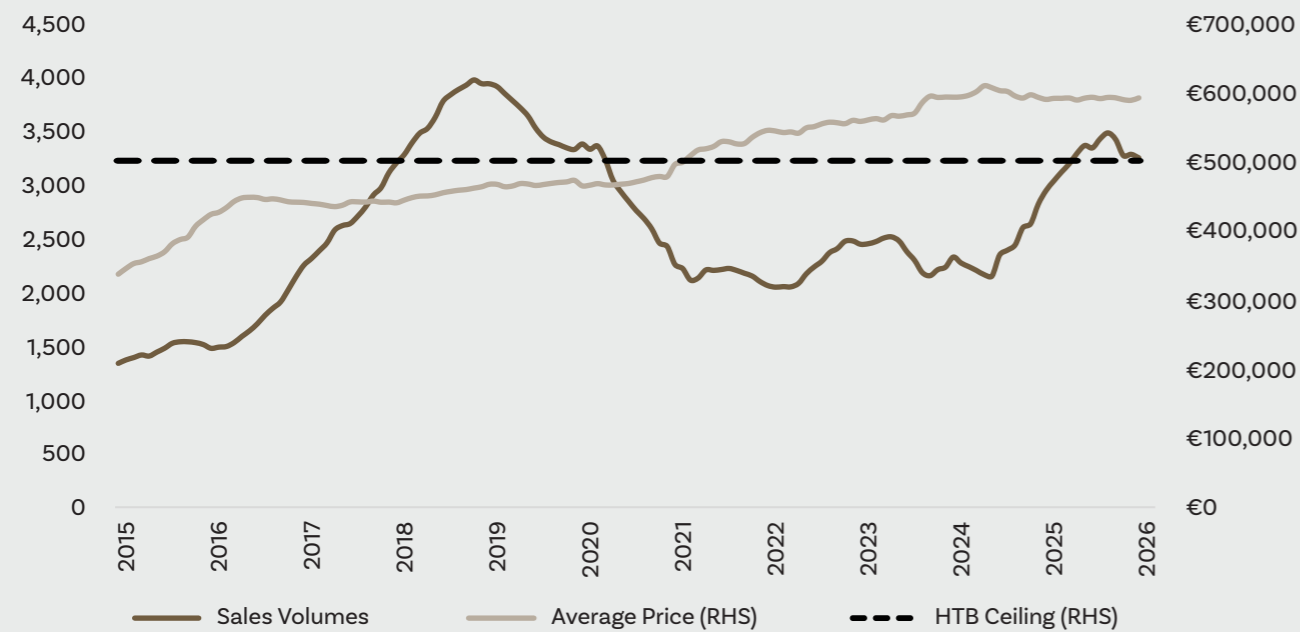
CGIs



A Buoyant New Homes Market

New home sales and average prices across buyers:

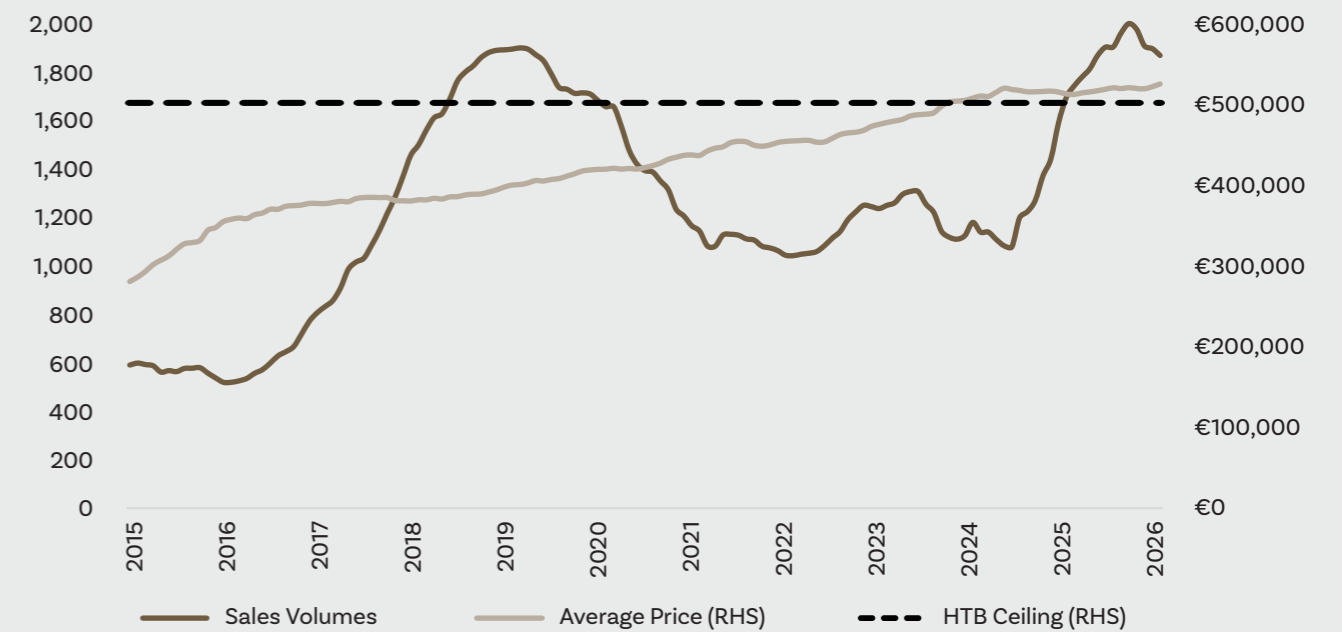
DUBLIN:



Source: Savills Research / CSO

New home sales and average prices across FTBs:

DUBLIN:



Source: Savills Research / CSO



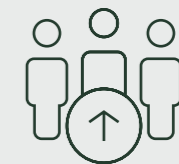
Average new home prices in Dublin have increased consistently over time, with further growth expected to continue



Sales volumes have for new homes in Dublin have grown considerably in recent years, with a lack of supply curtailing this growth and putting upward pressure on prices



High rental costs continue to support owner-occupier demand for new homes in Dublin



Population growth, employment strength and continued urbanisation underpin ongoing demand for new homes in Dublin

Continued Growth Forecasted for Ireland

ECONOMIC OUTLOOK:

Irish GDP expanded by 12.3% in 2025, largely underpinned by the introduction of US trade tariffs, which prompted exporters to front-load shipments before the new regime took effect. Domestic growth, as measured by modified domestic demand (MDD), increased at a more moderate rate

of 4.9%. Looking ahead, the Central Bank of Ireland forecasts GDP growth of 1.3% and 4.3% in 2026 and 2027, respectively. This is significantly stronger than expected growth across the euro area as a whole, with the European Central Bank forecasting output growth of just 0.9% in 2026.

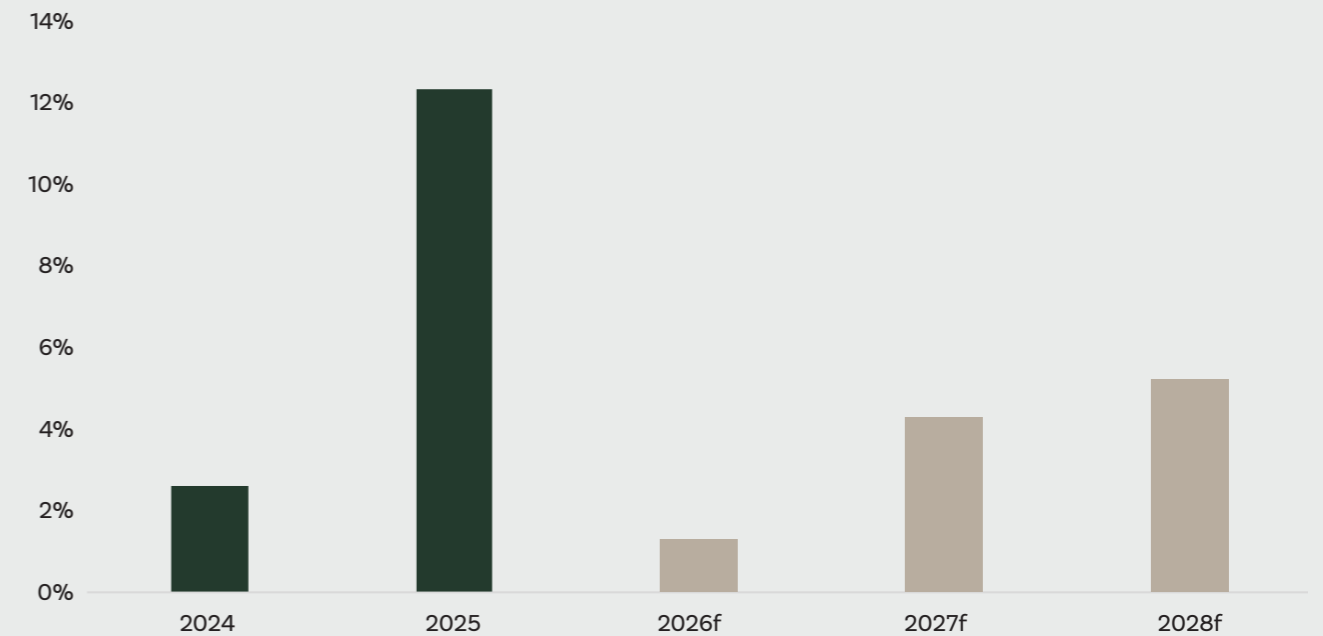
RESIDENTIAL MARKET OUTLOOK:

Ireland is experiencing strong population growth driven by a combination of natural population increase and positive net migration. Natural growth (births over deaths) is typically more stable over time and represents a key structural driver of residential demand. Ireland's strong natural increase is unusual compared with European peers, many of whom are experiencing low or contracting natural population growth. This elevated level of population growth continues to increase demand for housing, with supply struggling to keep pace. Savills analysis shows that between 2015 and 2024, Ireland delivered just one new home for every 3.6 people added to the population, underscoring the extent to which housing supply continues to fall short of demand.

Over the 12 months to the end of January, 3,239 new homes were sold in Dublin, representing a 10% increase on the same period a year earlier. However, the average price of a new home remained broadly unchanged at €591,400. Outside Dublin, the volume of new home transactions increased by 21% to 9,348 over the same period, while the average price rose by 3% to €423,800.

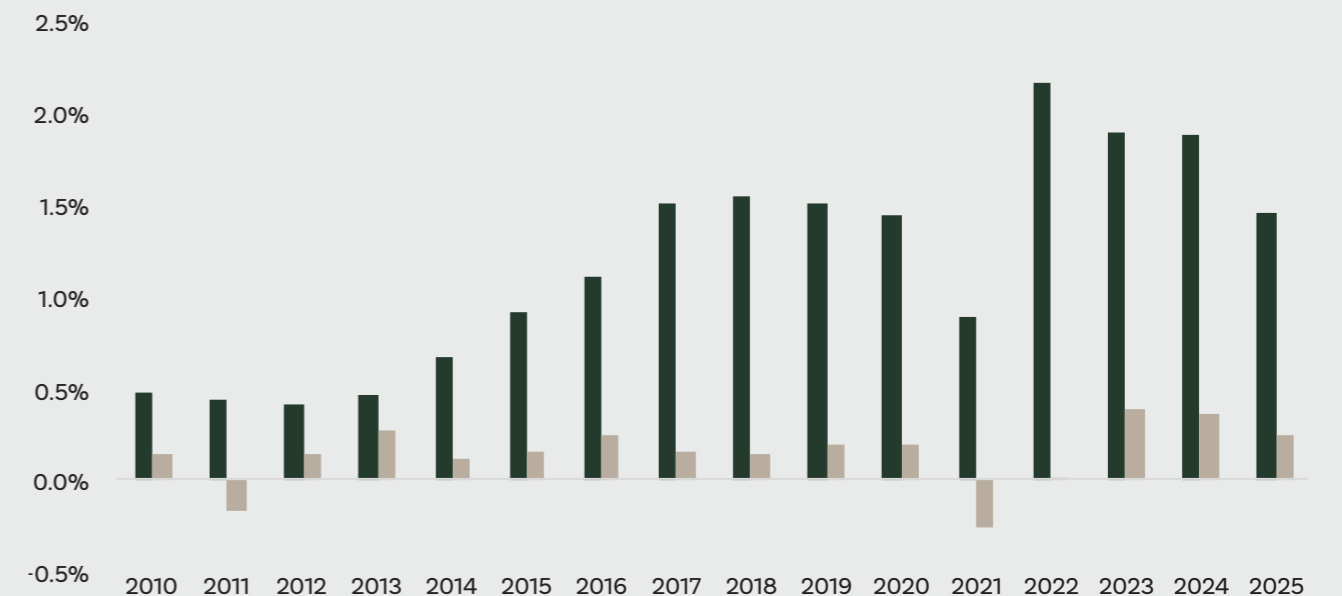
Within the first-time buyer market, new home transactions in Dublin increased by 10% to 1,863, with the average price rising by 2% to €524,500. Outside Dublin, first-time buyer purchases of new homes grew by 24% to 5,954. The average price paid rose by 5% to €414,800.

CURRENT AND FORECAST GDP GROWTH:



Source: Savills Research / CSO

ANNUAL POPULATION GROWTH:



Source: Savills Research / CSO

■ Ireland ■ EU

Further Information

DATA ROOM

aikensvillagesale.com

METHOD OF SALE

The subject site is being offered for sale by Private Treaty

TITLE

It is understood that the property is held freehold

SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services

TITLE

Freehold

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