

ST. VINCENT ROAD,
THE BURNABY,
GREYSTONES,
CO. WICKLOW



FOR SALE – 2 PREMIUM HOUSE SITES WITH OUTLINE PLANNING PERMISSION

St. Vincent Road, The Burnaby, Greystones, Co. Wicklow

Property Summary

- A rare opportunity has arisen to purchase two house sites on St. Vincent Road in the Burnaby, Greystones, Co. Wicklow.
- Outline Planning permission in place for 2 no. detached houses.
- The entire site extends to approx 0.7 acres.
- Site no. 1 extends to approx. 0.31 acres and Site no. 2 extends to approx. 0.39 acres.
- Zoned RS: Special Residential under the Greystones / Delgany & Kilcoole Local Planning Framework 2025.
- Greystones South Beach is within less than 400 metres.



Location

The sites are located on the western side of St. Vincent Road in the Burnaby, Greystones, Co. Wicklow. The Burnaby dates back to the 1890s and comprises an historic residential suburb with Arts & Crafts and Domestic Revival styles of architecture.

Situated in the centre of the Burnaby, the sites are well positioned to take advantage of this historic estate where development sites are very difficult to come by.

Furthermore, Greystones South Beach is within less than 400 metres allowing for a truly coastal lifestyle. Greystones Village, Golf Club, Rugby Club and Lawn Tennis Club are also all within a short walk.

DART and Commuter Rail stop regularly in the village providing easy access to Dublin City centre.



Greystones' South Beach > 0.4km



DART / Commuter Rail Station > 0.4km



Village Centre > 0.5km



Greystones Golf Club > 0.7km



Greystones Lawn Tennis Club > 1.0km



N11 > 3.5km



Description

The entire site extends to approx 0.7 acres and benefits from approx. 42 metres of frontage onto the tree-lined St. Vincent Road.

Site 1 is positioned to the front and extends to approx. approx. 0.31 acres. Site 2 is positioned to the rear and extends to approx. 0.39 acres.

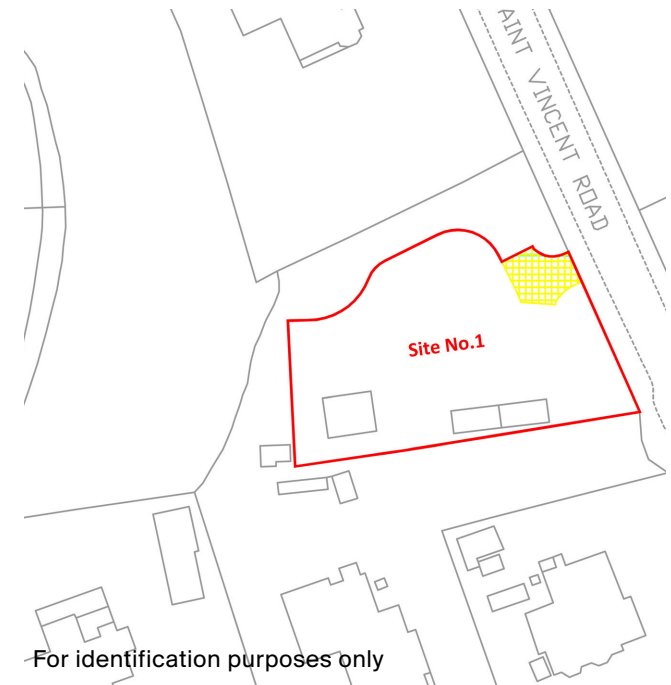
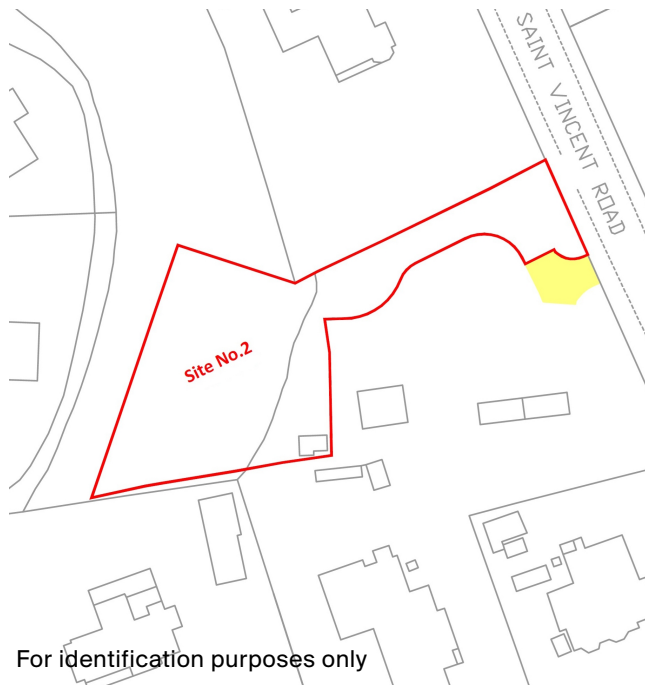
Both sites are very private with mature hedgerows and trees along the boundaries.

Zoning

The entire site fall under the Greystones / Delgany & Kilcoole Local Planning Framework 2025.

Under this Framework, the entire site is Zoned RS: Special Residential, that is 'to facilitate for the provision of high quality new residential environments with excellent layout and design, reflecting the density and character of the historic Burnaby and not exceeding density of 10 units per hectare'.

The sites are also within the Burnaby Architectural Conservation Area.



Planning Permission

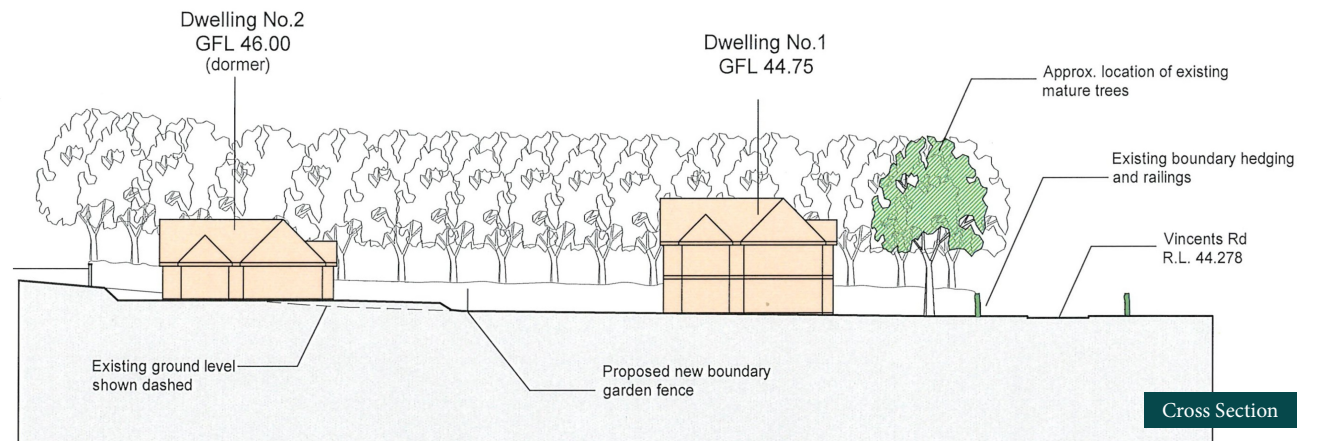
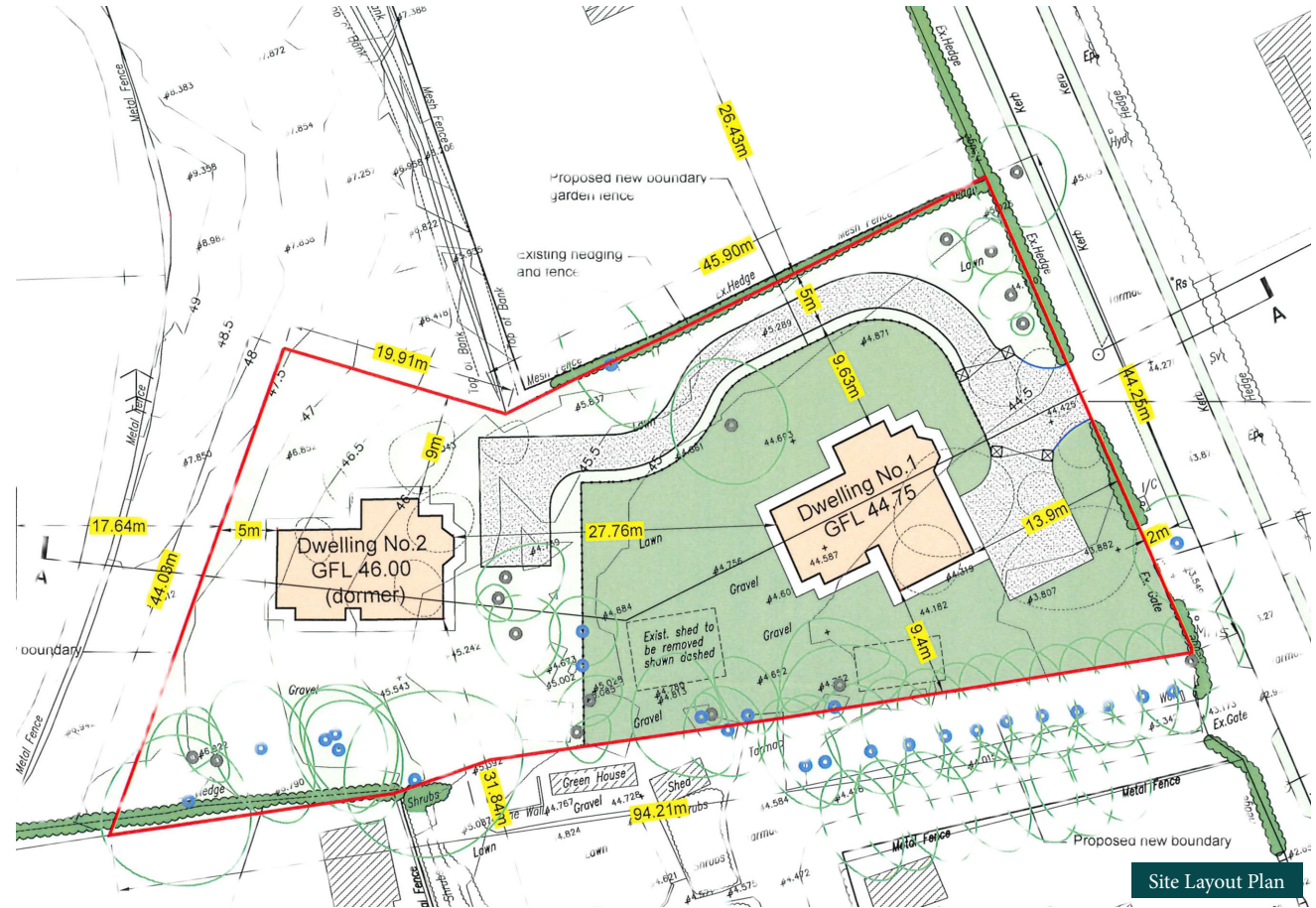
An Bord Pleanála granted Outline Planning Permission (21/1337 - ABP-313172-22) on 28th September 2023 for the construction of two detached houses on the sites.

Site no. 1 extends to approx. 0.31 acres and benefits from outline planning permission for a 2 story 'Burnaby' style house of approx. 2,583 sq.ft.

Site no. 2 extends to approx. 0.39 acres and benefits from outline planning permission for a dormer style house of approx. 1,668 sq.ft.

An incoming purchaser has the advantage of being able to apply their own design and requirements through achieving a final, technical planning permission for their home.

Alternatively, the entire site would allow an incoming purchaser to develop a significant house on a large site (s.p.p.).





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No BER required

Price on Application

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