

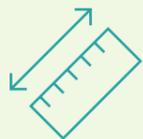
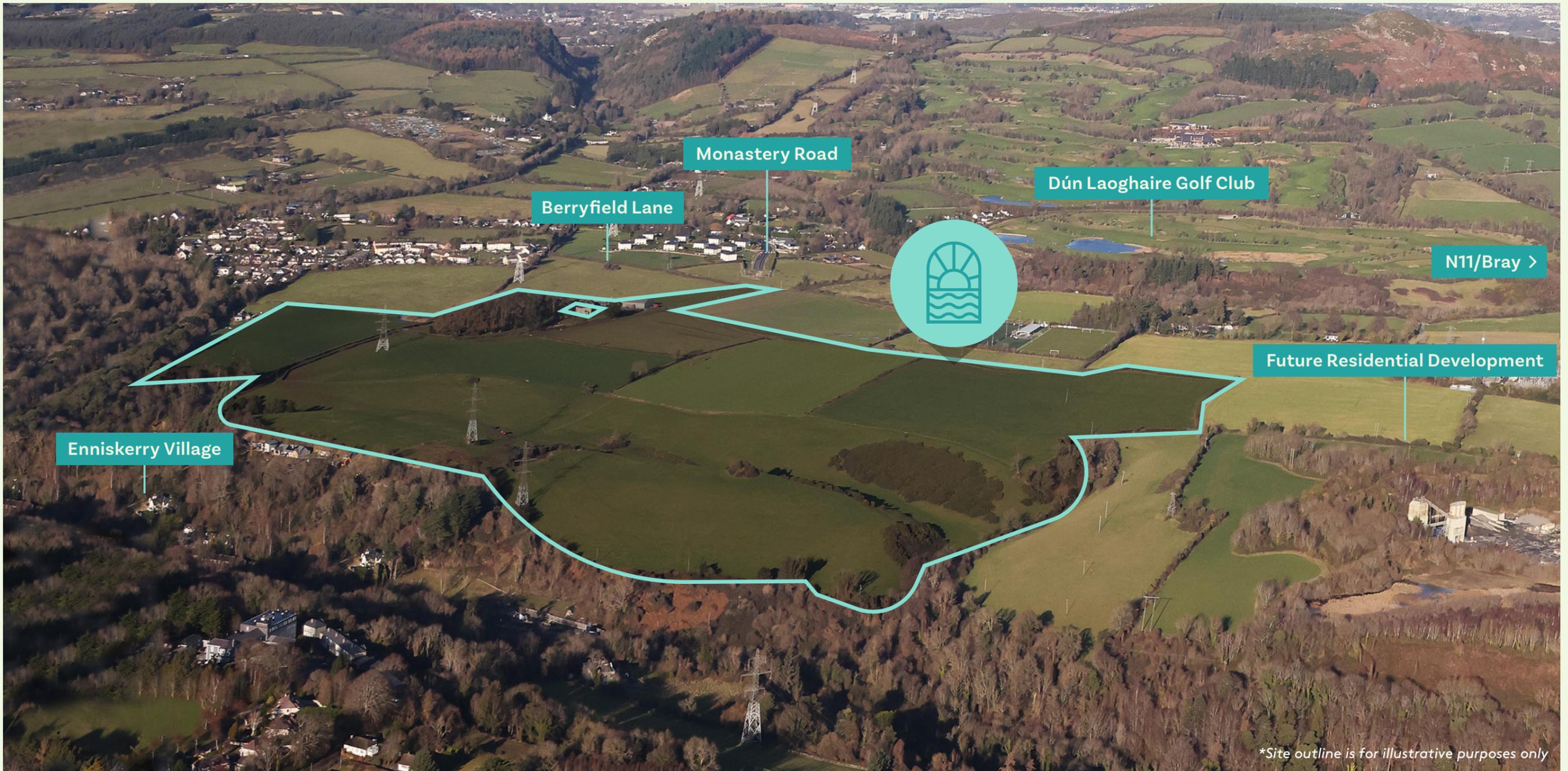
FOR SALE BY PRIVATE TREATY



Lands at Berryfield Lane

Enniskerry, Co. Wicklow

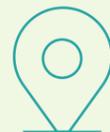
Opportunity to acquire a significant strategic landbank with an existing dwelling in Enniskerry Village, a highly sought-after location in County Wicklow



The site extends to approx. 109 acres (44 hectares) with an impressive residential dwelling included within the landholding.



The strategic position of the lands, adjoining Enniskerry Village and Fassaroe, supports the likelihood of future rezoning to the landholding.



Located approx. 17.5 km south of Dublin city centre, 9 km northwest of Greystones and 5.5 km west of Bray.



The site benefits from excellent connectivity, situated within minutes of the R117 providing convenient access to the M50, South Dublin and County Wicklow.



The land offers direct access to the quaint village of Enniskerry, while also being in close proximity to Bray town centre.

Location

The subject lands are superbly located, directly adjacent to Enniskerry Village, one of County Wicklow's most desirable residential locations.

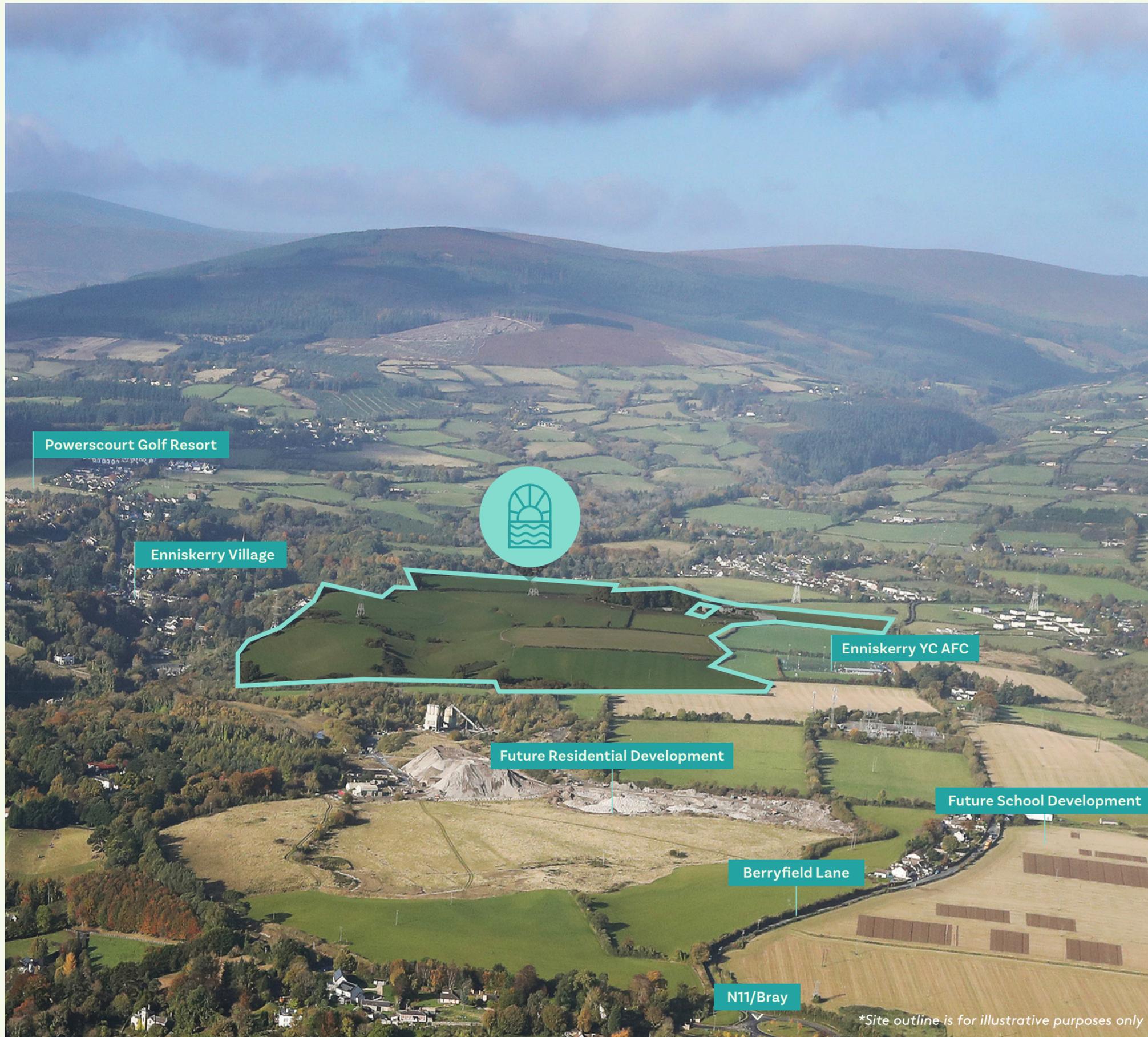
Enniskerry Village boasts many local village amenities, including restaurants, cafés, hairdressers, shops, salons, churches, a pharmacy, library and garda station and is home to Enniskerry FC. A range of well-regarded schools are located nearby, such as Powerscourt National School, Enniskerry National School, Presentation Bray Secondary School and St. Gerard's School, as well as Enniskerry Montessori & After School Care.

Strong transport links are a major benefit of the location, the R117 can be reached within minutes, providing convenient access to the M50, South Dublin and the wider Greater Dublin Area. Dublin Bus Route 44 provides a direct connection through Dundrum and Ranelagh to Harcourt Street, and as far as Drumcondra and DCU. There are also Local Link services (L15 and 185t) to Bray Station, allowing access to the DART for coastal and city destinations. The R117 and N11 offer a 30-minute drive-time to central Dublin.

Just east of Enniskerry, there are numerous retail offerings in Oldcourt and Bray, including Tesco Superstore, SuperValu, LIDL and ALDI, to name a few. Just five minutes away, Avoca Kilmacanogue offers a charming destination set among ancient trees and landscaped gardens, featuring a beautifully curated retail store and delicatessen, a restaurant and café with inviting outdoor terraces, along with a florist. Bray Primary Care Centre on Killarney Road provides nearby healthcare service.

Enniskerry has seen an influx of new schemes being developed in recent years, including Pine Hurst, Sika Woods and Dargle Demesne, all located in Enniskerry Village.





Description

The subject site extends to approximately 109 acres (44 hectares) and currently comprises several irregular shaped greenfields.

The lands are predominantly agricultural in nature, with an impressive residential dwelling and extensive farm buildings located within the land holding.

The dwelling, known as The Granary, is a modern farmhouse built in 2014 extending to approx. 2,500 sq. ft. The property is in excellent condition throughout. The property also comprises a substantial yard and farm buildings (approx. 1,553 sq. m), offering both immediate amenity and potential for future alternative uses or redevelopment subject to planning.

The lands benefit from dual access off both Ballyman Road/Berryfield Lane and Monastery Road. It is proposed that the Ballyman Road/Berryfield Lane is to be upgraded as part of future development works on the adjacent lands.

The site enjoys extensive landscape vistas across the surrounding Wicklow countryside, the village and towards the Powerscourt Estate, The Scalp and the Sugar Loaf Mountain. The wider setting is defined by a combination of open agricultural land, woodland and established recreational and residential uses, creating a distinctive rural character while remaining closely connected to the Enniskerry village core.

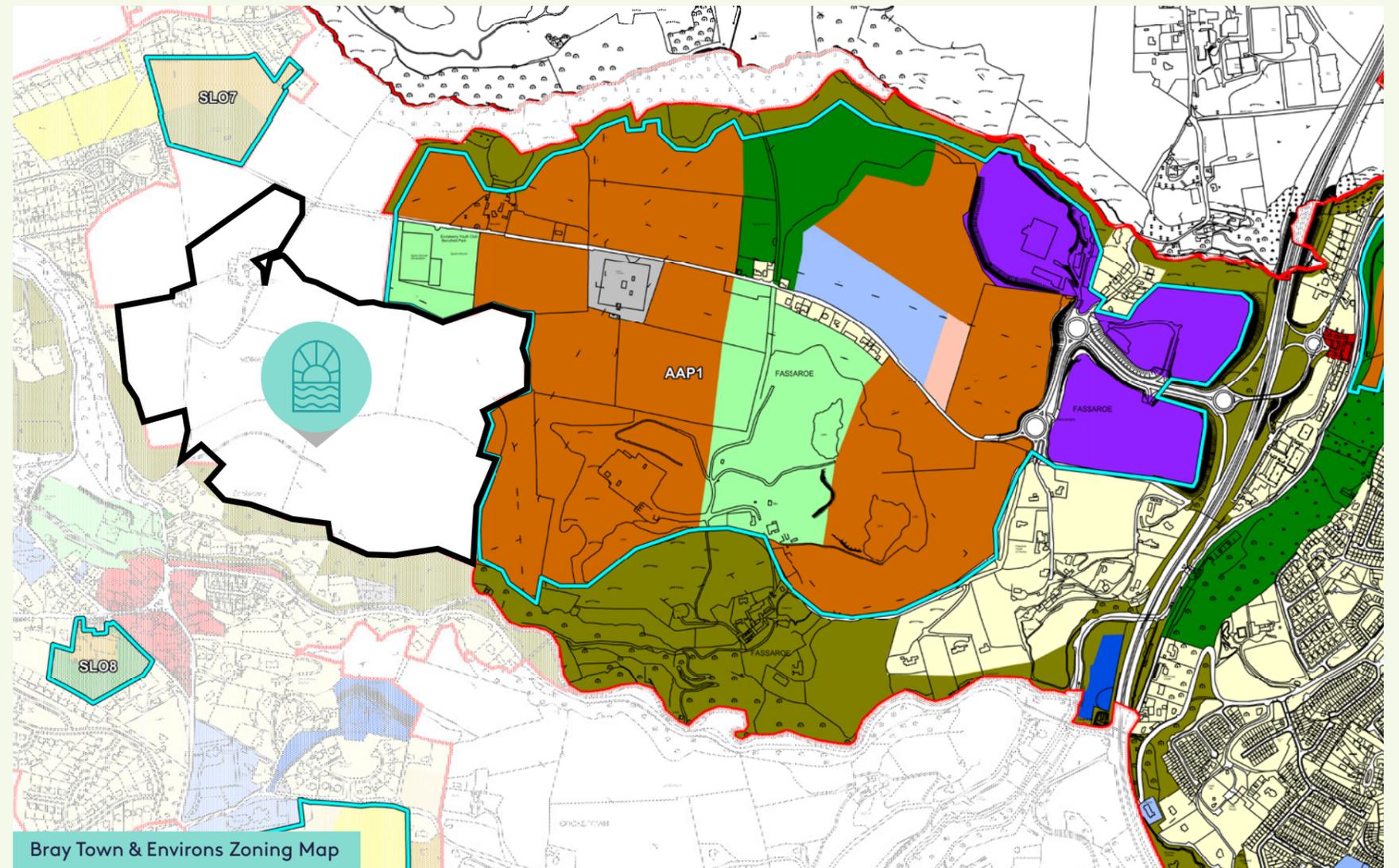
Town Planning / Rezoning Opportunity

Under the Bray Municipal Local Area Plan (LAP) 2018-2024 the lands are currently unzoned.

However, this LAP has now expired and the 2025 LAP is currently under review. As the lands immediately adjoin Enniskerry Village to its southern boundary, and with the newly planned suburb of Fassaroe immediately adjoining the subject property's boundary to its east, this presents obvious rezoning potential to continue the expansion of both locations.

New Ministerial Guidelines on **NPF Implementation: Housing Growth Requirements** were published to align development plans with the Revised National Planning Framework and support an acceleration in housing delivery.

In response, Wicklow County Council is undertaking a non-statutory "Call for Sites" consultation, inviting submissions on lands that may be suitable for residential zoning and capable of contributing to housing delivery over the next 15 years. The lands offer potential for rezoning, subject to a submission to Wicklow County Council.



Bray Town & Environs Zoning Map



View from Bray Head



Powerscourt Estate

Further Information

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.

Selling Agent



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