

# PRIME STRATEGIC DEVELOPMENT LANDS OPPORTUNITY AT FLEMINGTON LANE, BALBRIGGAN, CO. DUBLIN

Zoned residential lands in the Flemington LAP – adopted 9<sup>th</sup> December 2024.



Circa. 15.17 Hectares  
(c.37.50 acres)

grimes<sup>®</sup>





This aerial image is outlined for identification purposes only

## Overview



Incredibly Prime Strategic Development Lands extending to **37.5 Acres / 15.17 HA (approx.)** in one of Ireland's fastest growing towns in a Proven Sales Location.



Zoned Residential Lands (RA) in the Fingal Development Plan 2023-2029 located within the Flemington Local Area Plan – Adopted 9th Dec 2024.



Superbly accessible with Rail lines, Future DART / Rail line Electrification, M1 Motorway connectivity and Bus routes



For Sale by Private Treaty  
**Best & Final Bids -**  
**Wednesday 11th June 2025**  
**(Unless Previously Sold)**



## Location

*Nestled along the picturesque coastline of North County Dublin, Balbriggan is a thriving town that blends historic charm with modern amenities.*

As one of Ireland's fastest-growing communities and a proven sales location, it is highly sought after by families and house buyers. The town centre features local shops and the Millfield Shopping Centre, which includes Tesco Extra for added convenience. Educational facilities are plentiful, with schools like Gaelscoil Bhaile Brigín, Bremore Educate Together, and Loreto Secondary School. Sports enthusiasts can enjoy clubs such as Balbriggan Football Club, Balbriggan Rugby Club, Balbriggan Golf Club, and O'Dwyers GAA.

Adjacent to the southern fringe of the lands, Balbriggan is a densely populated residential commuter town. This busy town offers a wealth of local amenities, including Millfield Shopping Centre, various primary and secondary schools, sporting facilities, and the natural beauty of the North County Dublin coastline with its sandy beaches and wildlife habitats.



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## Description

The lands, currently in agricultural use total circa 37.50 acres that are the subject of this sale, are laid out in 4 divisions, are generally level in topography and well drained.



## Zoning

The entirety of the lands are zoned (RA) Residential. The entirety of the lands are located within the Flemington Local Area Plan adopted on 9th December 2024. This adopted LAP outlines the vision, key themes and strategic objectives for the sustainable development of the Flemington area in Balbriggan.

The LAP is available here: [www.fingal.ie/sites/default/files/2024-12/flemington\\_local\\_area\\_plan-2.pdf](http://www.fingal.ie/sites/default/files/2024-12/flemington_local_area_plan-2.pdf)

# Further Information

## VAT:

We have been informed that VAT is not payable on the purchase price

## BER INFORMATION:

BER exempt

## METHOD OF SALE:

For Sale by Private Treaty

Best & Final Bids date - Wednesday 11th June 2025

(Unless Previously Sold)

Please contact the sole selling agents for the bids process details — [paul@grimes.ie](mailto:paul@grimes.ie)

## TITLE:

We understand that the lands are held freehold.

## SERVICES:

Interested parties are advised to satisfy themselves on the availability and adequacy of services. The vendors have not completed any report with regards to this.

## VIEWINGS:

All viewings are strictly by prior arranged appointments only through the sole selling agents GRIMES

## SOLICITORS WITH CARRIAGE OF THE SALES

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