



# SKYLARK HILL

NEWCASTLE, CO. DUBLIN

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**FOR SALE**

SUPERB RESIDENTIAL HOLDING ON AN APPROX. 68.8 ACRE ESTATE

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## Property Overview

The entire holding extends to approx. 68.8 acres and is located to the south of Newcastle, Co. Dublin, one of the fastest growing towns in the Dublin region.

Accessed off Newcastle Boulevard, the holding includes Skylark Hill, an exceptional period style house, accessed via tree lined avenue set on beautifully landscaped and manicured grounds.

The holding also includes a partially built hotel with the structure and double level basement, the majority of which was constructed circa 2008. A 9 metre wide roadway has been constructed from the entrance to the hotel site and we understand that the site is serviced with mains water (200mm), foul sewer (150mm), natural gas main (100mm) and surface water drains (interested parties are to satisfy themselves in relation to services).

There is currently approx. 45 acres of the lands in tillage which includes a secure farm storage shed (221 sq.m. approx.) with 4 manual roller doors and an electric security roller door. The lands contain an Aquafer at 47m with a daily pumping capacity of 300,000 litres and geothermal resource which has been tested at 32 degrees at 1,200 ft.

An adjoining dwelling that does not form part of the sale benefits from a right of way over the existing entrance access road.



Strategic Land Bank  
adjoining Newcastle  
Co. Dublin.





## Town Planning

The lands fall under the South Dublin County Council Development Plan 2022-2028 with the entirety of the lands zoned 'RU' Rural and Agriculture i.e. to protect and improve rural amenity and to provide for the development of agriculture.

Some of the Uses Permitted in Principal under this zoning include Aerodrome/Airfield, Industry- Extractive, Public Services and Rural Industry-Food. Uses Open for consideration include Residential (In accordance with Council policy for residential development in rural areas), Hotel/Hostel, Heavy Vehicle Park, Sports Club/Facility and many other uses.

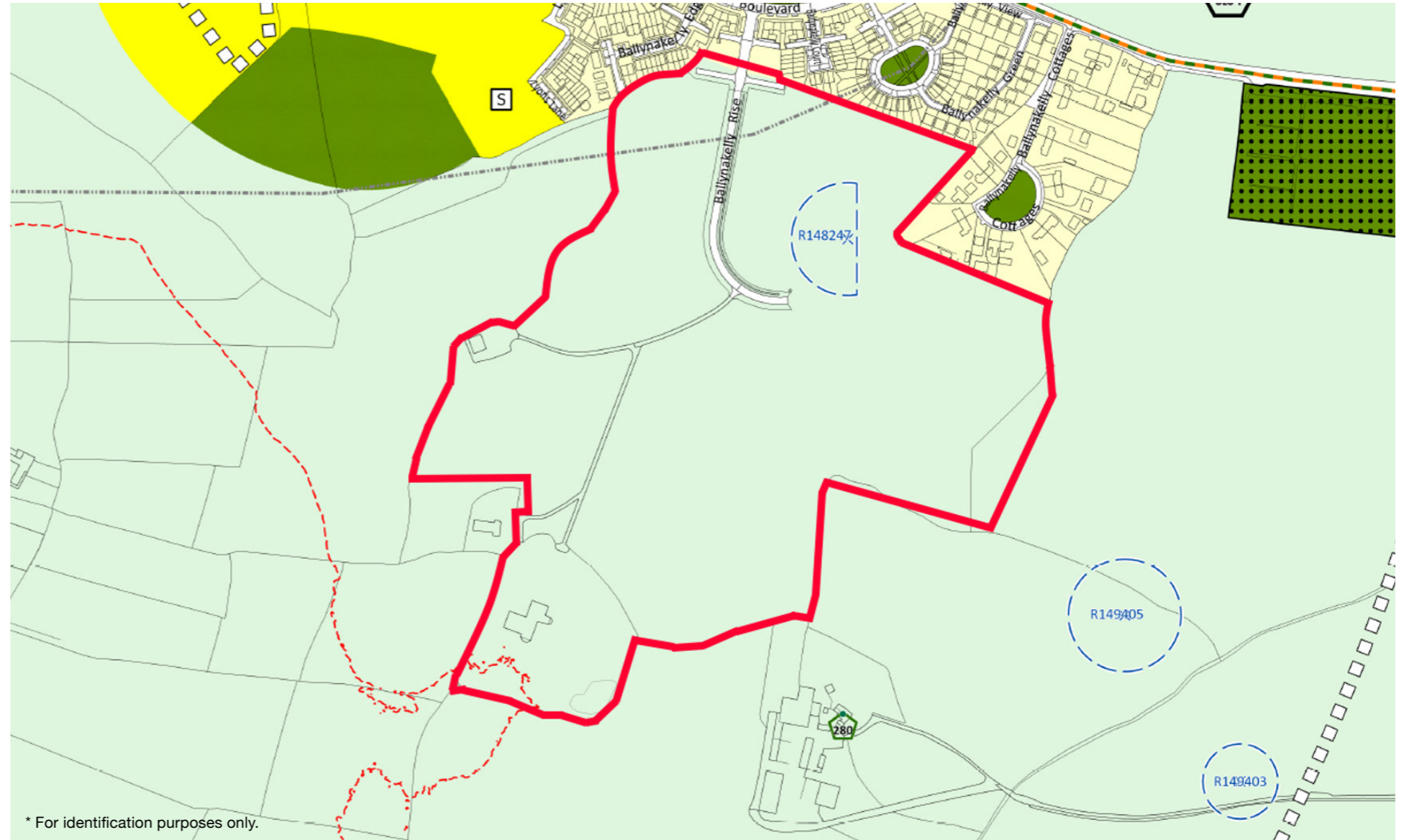
## Future Development Potential

The lands are positioned immediately to the south of Newcastle in Co. Dublin. Newcastle has grown considerably since the 2016 census with an increase of approx. 32% in population to 4,526.

With the Development Plan restrictions in relation to Casement Aerodrome to the north of the town, the logical future growth would be to the unrestricted lands to the south where access to the N7 is located.

The holding is ideally positioned in this regard with approx. 0.8 km of the northern boundary adjoining residential development. Furthermore, significant services are already on site from the partially complete hotel development.

Thornton O'Connor Planning have reviewed the holding and are of the view that recent revisions to the Economic and Social Research Institute's (ESRI) population projections for the State, along with the publication of the Draft First Revision to the National Planning Framework in July 2024 before the adoption of a revised National Planning Framework (NPF) in Q4 2024, may trigger the need for a variation to the Development Plan. This would allow an opportunity for a potential rezoning of part of the lands. Thornton O'Connor Planning's view is that based on guidance and precedent at the lower end of the 35-50 dph (net) will be sought for a future residential development on-site, on any future rezoning.







## Planning History

Planning permission was granted in March 2007 for a 255-bedroom hotel and associated facilities (Reg. Ref. SD06A/0659). The life of this permission was subsequently extended to April 2017 (Reg. Ref. SD06A/0659/EP). Works commenced on this development and in January 2015, planning permission was granted for amendment to the hotel development, for a development including a nursing home and retirement homes, along with ancillary amenities (Reg. Ref. SD14A/0021). The life of this permission was subsequently extended to May 2025 (Reg. Ref. SD14A/0021/ED). Despite Condition No. 1 of the extension of duration of permission (Reg. Ref. SD14A/0021/ED) stating a date of 19th May 2025, we note that Reg. Ref. SD14A/0021 was an amendment to the previously permitted (Reg. Ref. SD06A/0659) and extended hotel development, which expired in April 2017.

## Feasibility Study

BKD Architects have prepared a Feasibility Study for the front approx. 21.7 acres of the holding adjoining the existing residential development of Newcastle Town. In their view, a scheme of approx. 316 residential units (244 houses and 72 apartments) could be accommodated on the lands subject to rezoning and planning permission.



### Potential Accommodation Schedule

Type	Bed	Units
House	2	46
House	3	139
House	4	59
<b>Total Houses</b>		<b>244</b>
Apartment	2	36
Apartment	1	36
<b>Total apartments</b>		<b>72</b>
<b>Total Units</b>		<b>316</b>



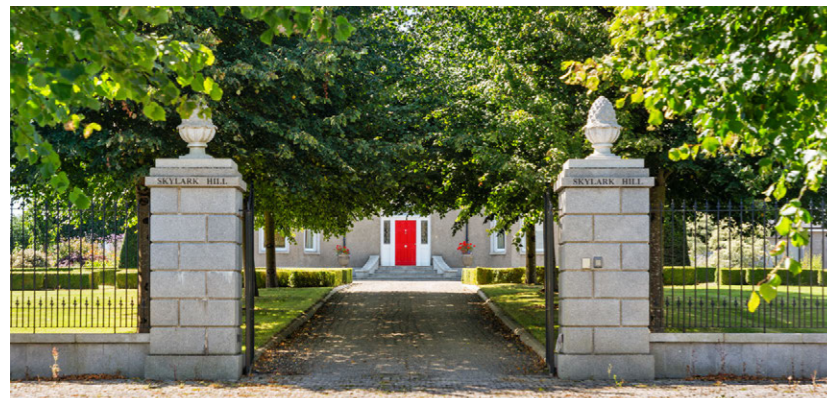
## Exceptional Residence

An exceptional period style family home built in 2002 to the highest possible standards and surrounded by beautifully landscaped, manicured grounds offering wonderful countryside views, an ornamental lake and an indoor swimming pool, all within a 30-minute drive of Dublin City.

Extending to approximately 790 sq. m / 8,560 sq. ft. of living accommodation, there is also an expansive indoor swimming pool complex and triple car garage, on exceptionally private grounds of approximately 2.5 hectares / 6 acres.

Approached via a Lime Tree flanked gravel avenue, behind electric security gates, Skylark Hill is immediately impressive with its double bay fronted façade, clipped standard evergreen Oaks, Wicklow granite framed sash windows and attractive fanlight.

The entrance hall immediately sets the tone of this spectacular home with its barrel-vaulted ceiling which opens into the magnificent staircase hall with glass atrium above. Off the hall are three primary reception rooms, to the front of the house are a music room and living room – both dual aspect with bay windows. Behind the music room is a beautifully decorated, expansive drawing and dining room ideal for entertaining. All these principal rooms feature open fireplaces with gas inserts and delicate ceiling plasterwork by Stuccodore to the OPW, Andrew Smith.







There is also a double guest bedroom with a wall-bed and wardrobe and its own shower room, which doubles up as a guest WC. Further accommodation off the hall includes two cloakrooms, a comms room and a fitted pantry with stairs down to a basement level, temperature-controlled wine cave. To the rear of the house is an Alno, McNally fitted kitchen with granite worktops and high-quality integrated appliances opening into a light-filled sunroom laid out as a living/

dining space with doors onto a sunny patio area.

There are six double bedrooms on the first floor, accessed via a magnificent bespoke staircase. The primary bedroom features a walk-in wardrobe and luxurious en-suite bathroom. All of the bedrooms have wonderful countryside views and most have fitted wardrobes, while there is a Jack and Jill bathroom for the guest bedroom. A shared family bathroom and a hot press completes the first-floor accommodation.

To the rear of the house there is the superb swimming pool complex accessed internally via the kitchen, off which is a practical laundry room (with laundry chute). The heated swimming pool is 12m x 6m with an electric pool cover while there is also a freestanding jacuzzi and doors opening directly on to the lawn. There are male and female changing rooms, a storeroom and boiler room.

There is access to the three car garage with electric roller doors at the side of the house, as well as a secondary entrance to the main house. From here there is an entrance hall with store room and a second staircase leading to a playroom, WC and an expansive office area in the converted roof space above the garage. Externally accessed in this block is an integrated farm store with electric roller door and staff WC, a cold room and a commercial kitchen.





Skylark Hill features gas fired underfloor heating throughout, with both solar and wind power to assist with electricity generation. The garage contains a Wilson diesel powered single or 3 phase generator. The property benefits from mains gas, water and sewerage. There is an expansive basement area (not habitable space) and additional attic space which could be converted.

doors onto a large granite patio with a rill and separate water feature. Wander down the rose and lavender walk way to sit nestled in the Magnolia Grandiflora arc, and enjoy the parterres filled with roses and cottage garden flowers. The manicured lawns lead onto a wild flower meadow and lake filled with large specimen Koi. The garden also includes a large Alitex greenhouse, raised beds, fruit cage and orchard. Wander through the wood to catch glimpses of the Dublin Mountains and surrounding farmland. The garden includes a magnificent 50 year old Walnut Tree to the front of the house.

Skylark Hill is set in magnificent formal gardens. The front door is approached through a lime tree archway with formal parterres on either side. A separate goods entrance is located to the side. Step out through the sunroom

Floor Plans











Map Data © Google 2024

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Viewing strictly by Appointment

**Guide Price** Price on Application

**BER** 

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