

For Sale By Public Auction (unless previously sold) Site area approx. 0.36 hectares (0.91 acres) Cloverhill Road, Clondalkin, Dublin 22

Tuesday 10th December at 3pm in Buswells Hotel, Molesworth Street, Dublin 2



- Excellent Residential Development Opportunity (s.p.p)
- The site extends to approx. 0.36 Ha. (0.91 Acres)
- Zoned Objective A “To protect and or improve residential amenity” in the South Dublin County Council Development Plan
- Located close to the M50, Clondalkin Village, Clondalkin Train Station & Liffey Valley Shopping Centre



Palmerstown Woods

Cloverhill
Road

M50

Location

The subject property is located on the northern side of the Cloverhill Road immediately west of the M50. The property is situated beside the established residential estate of Palmerstown Woods and is within close proximity to Clondalkin Train Station, Clondalkin Village, Park West and the Liffey Valley Shopping Centre. The property is located approximately 8 km southwest of Dublin City Centre and is well served public transport with numerous bus routes running from Clondalkin Village and Liffey Valley Shopping Centre.

Description

The property comprises a rectangular shaped site of approximately 0.36 hectares (0.91 acres) and incorporates a cleared yard with one dilapidated shed located on its northern boundary. The property is bound to the north, east and west by Collinstown Park, with a disused section of road running along the south side of the site. The site is accessed from Cloverhill Road.

Town Planning / Zoning

The subject site is zoned "Objective A - to protect and / or improve residential amenity" in the South Dublin County Council Development Plan 2010 - 2016. (Next paragraph) Uses normally permitted include Nursing homes, Public Services, Residential and Retirement Home. Other uses open for consideration also include Education, Funeral Home, Garden Centre, Petrol Station, Places of Worship, Primary Health Care Centre, Recreational-Facility / Sports Club, Residential Institution, Service Garage and Shop - Neighbourhood.

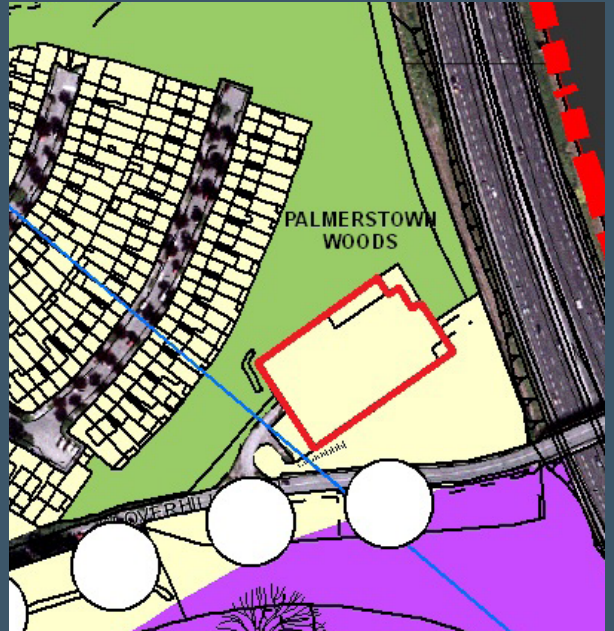
Services

We understand that all other mains services are available for connection to the property. However interested parties are required to satisfy themselves as to the presence availability and adequacy of all services.

Colinstown Park



Approximate Outline Only



Title

We understand that the property is held as follows:

- Freehold Title extending to 0.88 acres.
- Area within Title but outside Possession extending to 0.03 acres.
- Area within Possession but outside Title extending to 0.09 acres.
- Site Survey available on request.

Viewings

Strictly by prior appointment with the selling agents.



Park West



Luas Line



M50



Liffey Valley Shopping Centre



Contact

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