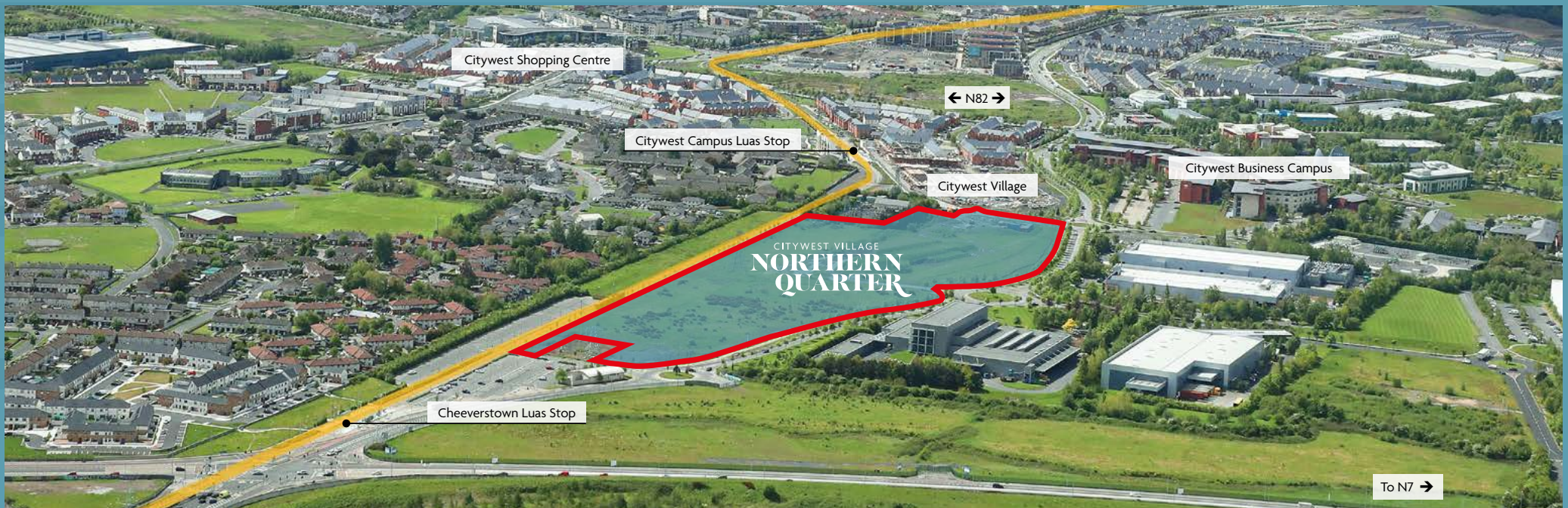


CITYWEST VILLAGE NORTHERN QUARTER



FOR SALE
RESIDENTIAL DEVELOPMENT SITE
ESTABLISHED LOCATION

Prime development
opportunity
extending to approx.
6.677 hectares /
16.5 acres in total

“Ready to go”
2.61 hectare /
6.46 acre site with
planning for 98
residential units

0.5 hectare /
1.23 acre
with potential
for another
20 units

3.565 hectare/ 8.81 acre site zoned
Objective RES-N To provide for
new residential communities in
accordance with approved area plans
with 5-acre possible school site





R136

R136

← To N7 / M50

Cheeverstown Luas Stop

CITYWEST VILLAGE
**NORTHERN
QUARTER**

Citywest Business Campus

Citywest Village
(under construction)

Citywest



CITYWEST VILLAGE NORTHERN QUARTER

EXECUTIVE SUMMARY



Prime development opportunity
extending to approx.
6.677 hectares / 16.5 acres



“Ready to go” 2.61 hectare /
6.46 acre site with planning
for 98 residential units



0.5 hectare / 1.23 acre
with potential for
another 20 units



3.565 hectare/ 8.81 acre site zoned
Objective RES-N To provide for new
residential communities in accordance
with approved area plans



Cheeverstown Luas Stop
adjoins the site



New neighbourhood park
nearby under construction



Citywest Shopping Centre
is a short stroll away



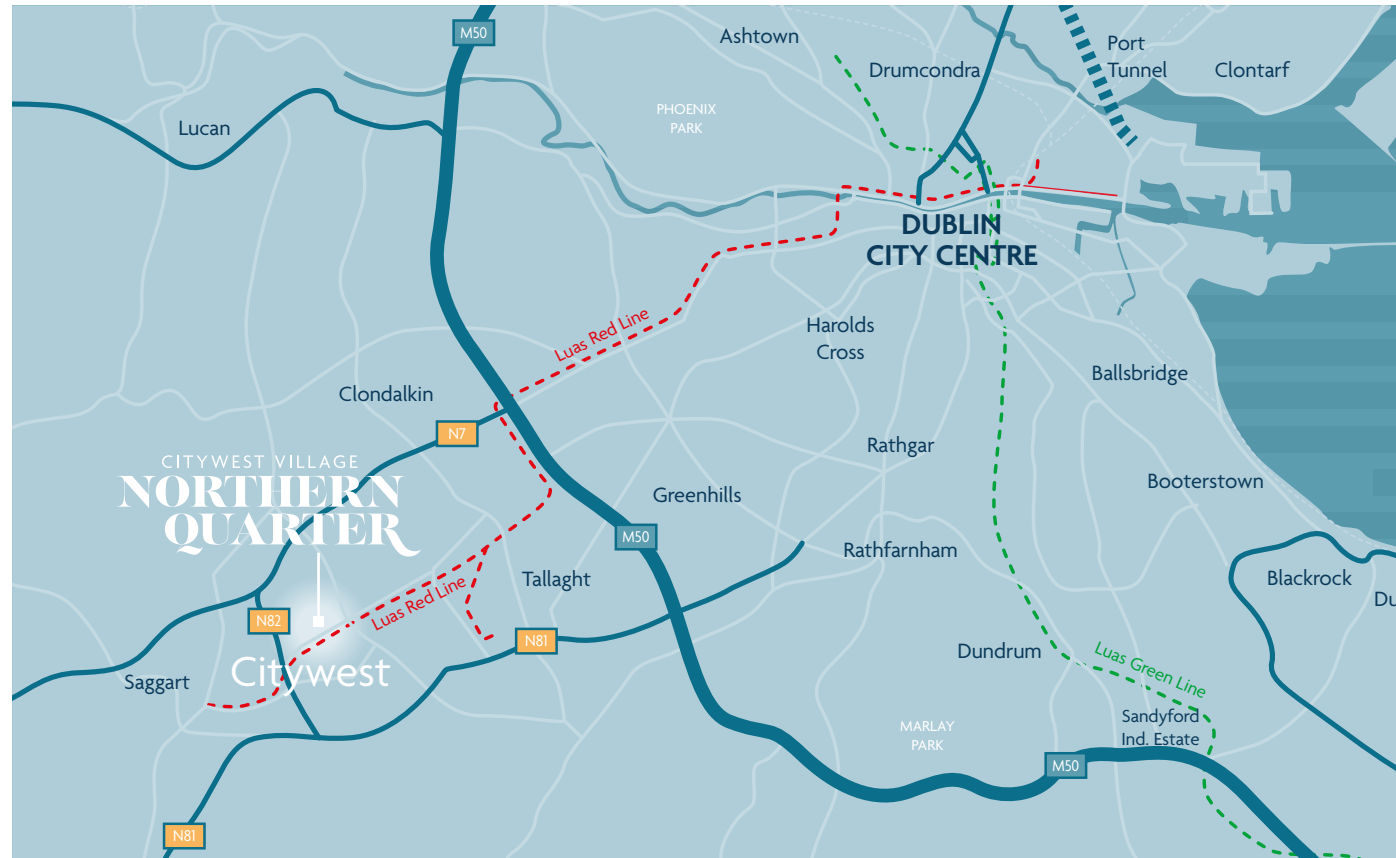
5-acre possible school site

LOCATION

The property is prominently located near Citywest Avenue and Citywest Road in Citywest, Dublin 24. Citywest is a large satellite town located approximately 15 km south west of Dublin city centre, 4 km west of Tallaght and 6 km south of Clondalkin. It is a large urban area which is serviced by the LUAS Red Line. The area comprises a mixture of housing and commercial uses with a number of business parks such as Citywest Business Campus and Magna Business Park all located in the surrounding environs.

An established residential area Citywest has all the local amenities home buyers require, schools, shopping, parks, access to public transport and the national road network. Citywest has a proven track record of attracting first time buyers with many successful residential developments completed - the beautiful Edwardian style "Citywest Village" being the most recent.

The subject site is strategically positioned south of the N7 which runs south west towards Naas where it meets the M7 motorway, whilst to the north east it adjoins the M50 motorway. The site is well located to access services and employment locations in the local and wider environs. The site is well serviced by the LUAS with nearby stops at Fortunestown Lane, Citywest Village and Cheeverstown. Similarly, Dublin Bus also offers numerous bus routes.



LOCAL AMENITIES

- Citywest Shopping Centre
- Avoca Store & Cafés
- Corkagh Park
- The Square Shopping Centre
- National Basketball Arena
- Citywest Hotel & Golf Club, Grange Castle Golf Club & Newlands Golf Club
- Kingswood Hotel
- Tallaght Hospital and Affidea Tallaght
- Luas Red Line
- Dublin Bus 65B, 77a, 69 and 65
- Scoil Aoife National School, Citywest Educate Together National School, Citywest and Saggart Community National School and St. Aidans Community School
- Citywest Road Neighbourhood Park (under construction)



ABOUT THE SITE

Adjoining Cheeverstown Luas Stop and residential developments the subject lands comprise a greenfield development site extending to a total of 6.68 hectare/ 16.5 acres of residentially zoned land off Citywest Avenue in Citywest Dublin 24.

The first 2.61 hectare/ 6.46 acre portion of the overall site has a “ready to go” planning (Ref SD20A/0219) for 98 residential units.

The planning allows for 51 by three bedroom houses, 7 by two bedroom houses, 1 by four bedroom houses, 18 by one bed apartments, 1 by two bedroom apartments/ 3 by two bedroom duplex and 17 by three bedroom duplex. Drawings have been prepared for a further 20 units on the adjoining .5 hectare/ 1.23 acre portion of the site by leading architects Conroy Crowe Kelly. A planning application is expected to be lodged for these

20 units in the coming weeks. The final 3.565 hectare/ 8.81 acre portion of the site is to the east of the existing planning, of which 2 hectares/ 5 acres have been designated for a school but have not been required by the Department of Education offering potential for a further residential augmenting the current planning for attractive family homes with more housing units subject to planning.

PART V

Part V to be negotiated with South Dublin County Council.





SITE BREAKDOWN

HOUSE TYPES / DESCRIPTION	QUANTITY	SQ M
Type EN - 3-bed house	15	110.4
Type N1 - 3-bed house	9	111.5
Type N2 - 3-bed house	13	114.3
Type N5 - 3-bed house	12	120.6
Type N5B - 3-bed house	2	121.2
Type N7 - 2-bed house	7	84
Type N8 - 4-bed house	1	129.7
Blocks A/B - 1 bed apartment	18	53 - 56
Blocks A/B - 2 bed apartment	1	79
Blocks A/B - 2 bed duplex	3	87 - 98
Blocks A/B - 3 bed duplex	17	114 - 125
TOTAL	98	



CITYWEST VILLAGE NORTHERN QUARTER

TOWN PLANNING

The property is located in an area zoned “Objective RES-N” under the South Dublin County Council Development Plan 2016-2022 “To provide for new residential communities in accordance with approved area plans.”

DATA ROOM

citywestvillagenorthernquarter.ie

SERVICES

We understand that all mains services are available.

TITLE

The property is held under freehold title.

VIEWING

By appointment.

AGENT



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