

# Abingdon Park

Shanganagh Road, Shankill, Dublin 18 D18 WF54

Superb Development Site of approx. 0.332 Ha (0.82 Acres)  
with Full Planning Permission for 32 Apartments



FOR SALE Bids 5pm Thursday 2nd July 2026



## A rare development opportunity

at Abingdon Park,  
Shanganagh Road, Shankill.

- A **MOCK TUDOR** house situated on residentially zoned lands extending to approx. **0.332 ha (0.82 acres)**
- Located on the east side of the highly sought-after residential location of **Shanganah Road**, Shankill
- Full Planning Permission for **32 Apartments** (Planning Refs: ABP-315449-23/ D21A/1082) studio x 2, 1-Bed x 13, 2-Bed x 14 & 3-Bed x 3
- The site offers a wonderful opportunity to acquire and develop a much-needed **boutique apartment scheme** in the Shankill area, subject to planning
- Will be of interest to numerous parties such as **housebuilders, developers and investors**
- Title: Freehold.



New Coolvalley Residential Development

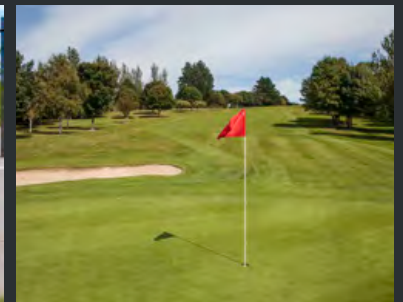


## LOCATION

The property is located on the east side of the Shanganagh Road, in the highly sought after residential area of Shankill. The site is located approx. 1.3km north of Shankill main street, 6.5km south of Dun Laoghaire and 16km south of Dublin city centre.

The area is well served by public transport, with Shankill Dart Station is approx. 800m south of the subject property (walking across Rathsallagh from the front gate) , providing convenient access to Dublin City Centre and surrounding areas. Dublin Bus routes 7b, 145 and 155 connect Shankill with the city centre. The 45a connects the area to Dun Laoghaire and routes 84 and 84a link the area with Blackrock. The M50 Orbital Motorway route is located approximately 2.7km west of the subject property. The property is located within 5 minute walk from Shankill beach.

The surrounding area is predominantly residential nature and is within walking distance of the wonderful array of amenities on offer in the nearby Shankill main street, which include a host of shops, bars, restaurants and leisure facilities.





Nearby N11/Cherrywood Interchange

## DESCRIPTION

The property comprises a large detached mock Tudor house situated on a regular shaped site extending to 0.332 ha (0.82 acres). The lands are generally flat in topography.

The lands are accessed via Shanganagh Road. The site is bordered to the north by the infill housing development known as River Lane Grove, to the south by the new Coolvalley Residential Development and to the east Clifton Park. The entire site is bordered by mature trees, offering privacy from the nearby housing developments. The lands benefit from Full Planning Permission for 32 Apartments (Planning Refs: ABP-315449-23/ D21A/1082) studio x 2, 1-Bed x 13, 2-Bed x 14 & 3-Bed x 3 prepared by Jones & Kelly Architects. The development is a three storey over basement apartment block providing for 32 no. apartments in total. The breakdown of the potential scheme is below:

Style	Number	Sqm Average	Sqft Average
Studio	2	39.20	422
One bed	13	48.26	519
Two bed	14	73.46	791
Three bed	3	95.37	1,027

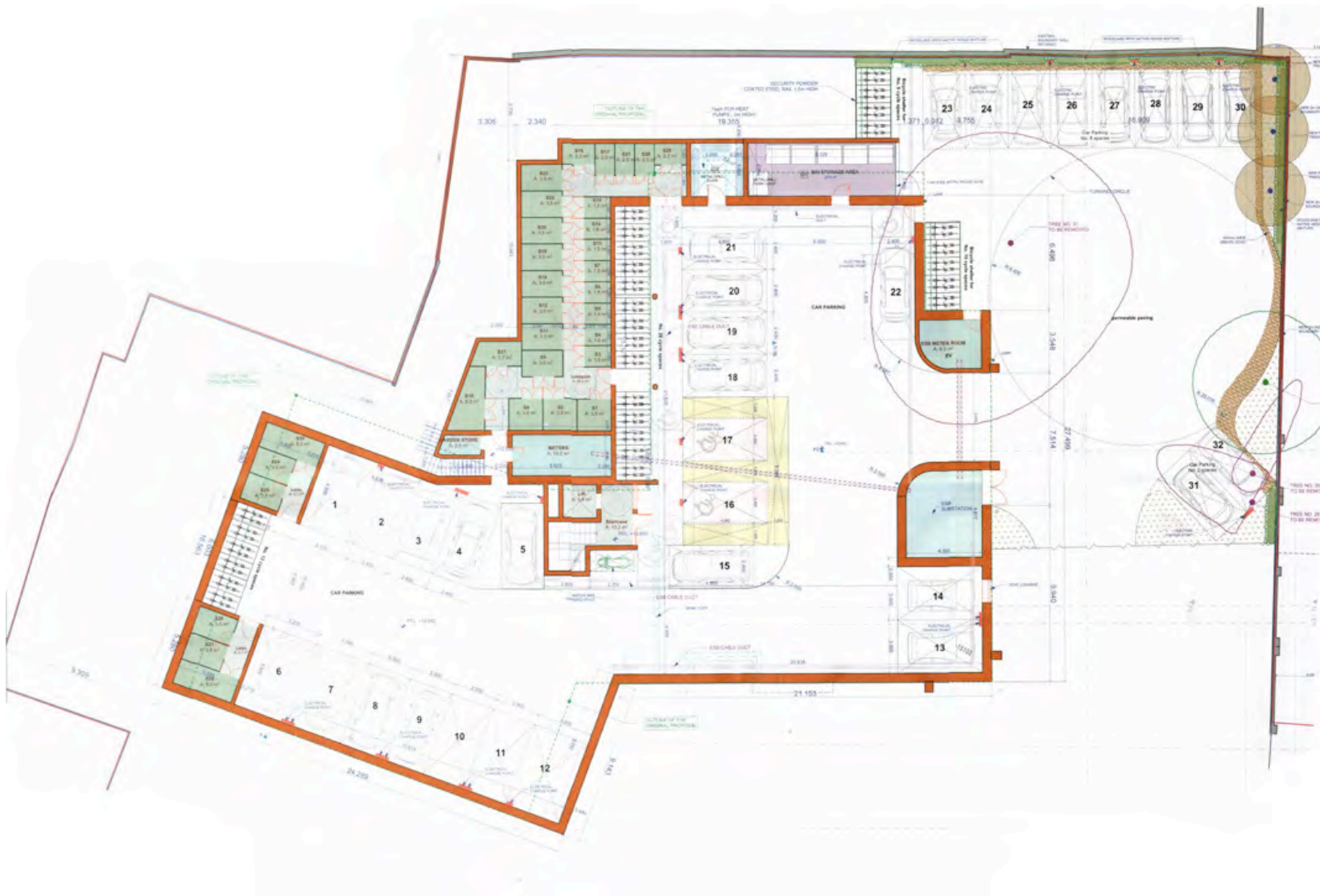


An aerial photograph of a residential development. A large, irregularly shaped green space is the central focus, containing several large trees and a few parked cars. This green space is surrounded by various residential buildings, including a large multi-story apartment block at the top, a row of terraced houses on the left, and a large detached house with a grey roof in the center. To the right, there are more residential buildings, some with white walls and dark roofs, and a paved area with a basketball court. The overall scene is a mix of greenery and urban housing.

Coolvalley Residential Development

Abingdon Park

Clifton Park



*Basement*



Ground Floor



*First Floor*

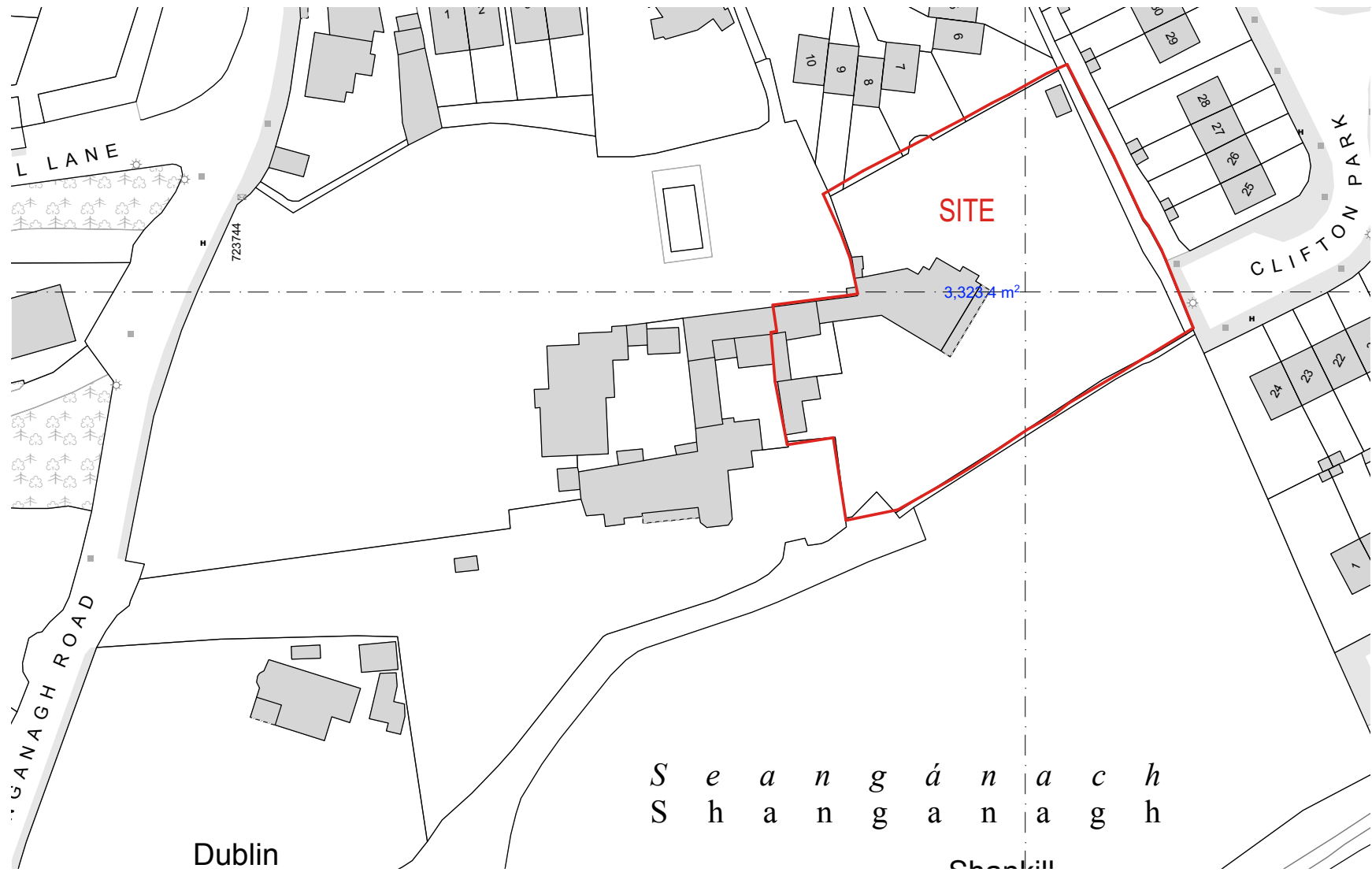


*Second Floor*



## Third Floor

# Site Map





## TOWN PLANNING

The property is located in an area which is zoned Objective A (Existing Residential) under the Dun Laoghaire Rathdown County Council Development Plan 2022 – 2028.

*“To protect and-or improve residential amenity.”*

## TITLE

We understand the lands are *freehold*.

## BER



## Price

On application.

## Bids

5pm Thursday 2nd July 2026.



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