

FOR SALE BY PRIVATE TREATY

PRIME RESIDENTIAL DEVELOPMENT SITE

FINGLAS ROAD, FINGLAS, DUBLIN 11

HIGH PROFILE RESIDENTIAL DEVELOPMENT SITE



- Extensive frontage to the N2 Dublin - Derry Road
- Excellent accessibility to M50 & City Centre (on QBC)
- Zoned Objective Z1: Residential
- Site extends to approximately 1.24 hectares (3.08 acres)
- Positive previous planning history for residential development
- Proven selling location

PRIME DEVELOPMENT OPPORTUNITY

(Approximate Outline – For Identification Purposes Only)

Lavelle Chartered Surveyors Limited

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PRIME RESIDENTIAL DEVELOPMENT SITE

FINGLAS ROAD, FINGLAS, DUBLIN 11.

APPROX 1.24 HA. (3.08 ACRES)



LAVELLE

Chartered Surveyors Ltd.

LOCATION:

The subject property is located on the eastern side of the N2 Finglas Road, one of the main arterial routes into the City Centre from the M50 Motorway (Junction 5). Situated approximately 5 km north west of the City Centre and 2.5 km south of the M50 Motorway.

The site is located in a predominantly residential area, adjoining the Premier Square Apartment Complex and opposite the Clearwater Shopping Centre, anchored by Tesco. A Quality Bus Corridor is located to the front of the property with all amenities within easy walking distance. The area is well served by local educational and leisure facilities with Dublin City University and Tolka Valley Park within close proximity.

The site comprises one of the most prominent development sites in North Dublin.

DESCRIPTION:

The subject property comprises a regular shaped development site extending to 1.24 hectares (3.08 acres) situated in a high profile location on the N2 National Route with significant road frontage. The site is cleared for development with an existing access onto the N2. There is a steep embankment to the rear of the site.

ZONING:

The entire site is zoned Objective Z1: Sustainable Residential Neighbourhoods - "to protect, provide and improve residential amenities" under the Dublin City Development Plan 2016-2022.

DEVELOPMENT POTENTIAL:

The site was previously granted full planning permission by An Bord Pleanála in September 2010 (Ref. PL 29N.235697) for the development of 72 apartments in a single apartment building comprising 5 to 6 storeys over basement. The planning permission expired in October 2015. Given the successful planning history and existing residential zoning the site is ideally suited to residential development.

SERVICES: We understand that main services are available. However, interested parties are required to satisfy themselves as to the present availability and adequacy of all services.

TITLE: Freehold.

SOLICITORS: Vincent & Beatty Solicitors
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