



*Location Map Only*

**RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE C. 0.4 ACRE/ 0.16 HA.,**

**268-272 Kimmage Road Lower, Dublin 6w.**



**\*EXISTING TENANTS NOT AFFECTED\***

 **(01) 490 3201**

 **[www.jpmdoyle.ie](http://www.jpmdoyle.ie)**

## For Sale by Private Treaty

### AN EXCLUSIVE DEVELOPMENT OPPORTUNITY LOCATED WITHIN THE PRESTIGIOUS AREA OF SOUTH DUBLIN

- Approx. 0.16 ha (0.4 acre).
- Superb development opportunity in an established residential location.
- Situated on Kimmage Road Lower in this most sought after and convenient location
- Highly accessible location, approx. 5 km south of Dublin City Centre.
- Zoned Objective Z1: To protect, provide and improve residential amenities under the Dublin City Development Plan 2016 – 2022.
- Existing Tenants are not affected.



### LOCATION:

Situated just 5 kms from St. Stephen`s Green, this location is second to none marrying the best of city & suburban living while offering a host of amenities including shops, restaurants and parks. Lower Kimmage Road caters for everything one might need without having to venture too far, with the villages of Harold`s Cross and Terenure both within striking distance. Some of Dublin`s best junior and senior schools also reside nearby supplying the area with all the educational opportunities needed, while excellent public transport routes give easy admittance to the City Centre and beyond.

The M50 road network is only a short drive away providing you with access to all major national routes & connecting you beyond the Dublin border.

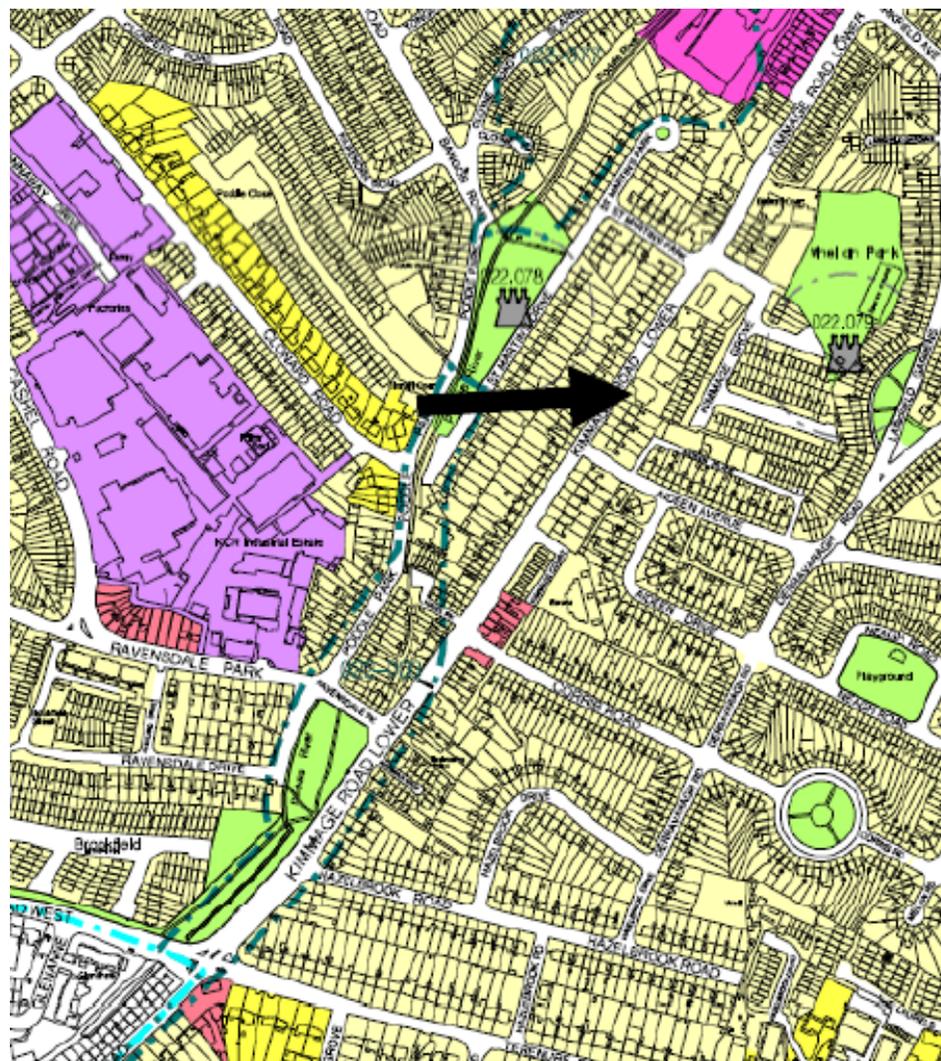
## DESCRIPTION:

The subject site extends to approx. 0.16 hectares (0.4 acres) and is largely regular in shape. The site is bordered on two sides by existing residential developments, with the surrounding area predominantly residential in nature. The property is currently in use as a Filling Station and vacant possession of this area of the site will be provided on closing. The remainder of the site is occupied on an expired lease 4 year 9 month lease, dated July 2009 by Atlas Tyre & Exhaust Co. LTD., and comprises of a building extending to c. 3,186 Square Feet/ 296 Square Metres with forecourt parking covering approximately 0.14 Acre/ 0.05 Hectare of the site.

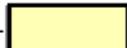


## TOWN PLANNING/ ZONING:

The subject lands are zoned Objective Z1: To protect, provide and improve residential amenities under the Dublin City Development Plan 2016 – 2022.



### USE ZONING OBJECTIVES

Zone Z1	To protect, provide and improve residential amenities	-----	
Zone Z2	To protect and/or improve the amenities of residential conservation areas	-----	
Zone Z3	To provide for and improve neighbourhood facilities	-----	
Zone Z4	To provide for and improve mixed-services facilities	-----	
Zone Z5	To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity	-----	
Zone Z6	To provide for the creation and protection of enterprise and facilitate opportunities for employment creation	-----	
Zone Z7	To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation	-----	
Zone Z8	To protect the existing architectural and civic design	-----	

**Fig No.8** Extract from Dublin City Development Plan 2016-22 (Map G) showing subject lands zoned Z1 (residential)





**VIEWING:** By Appointment Only    **PRICE REGION:** Price On Application



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