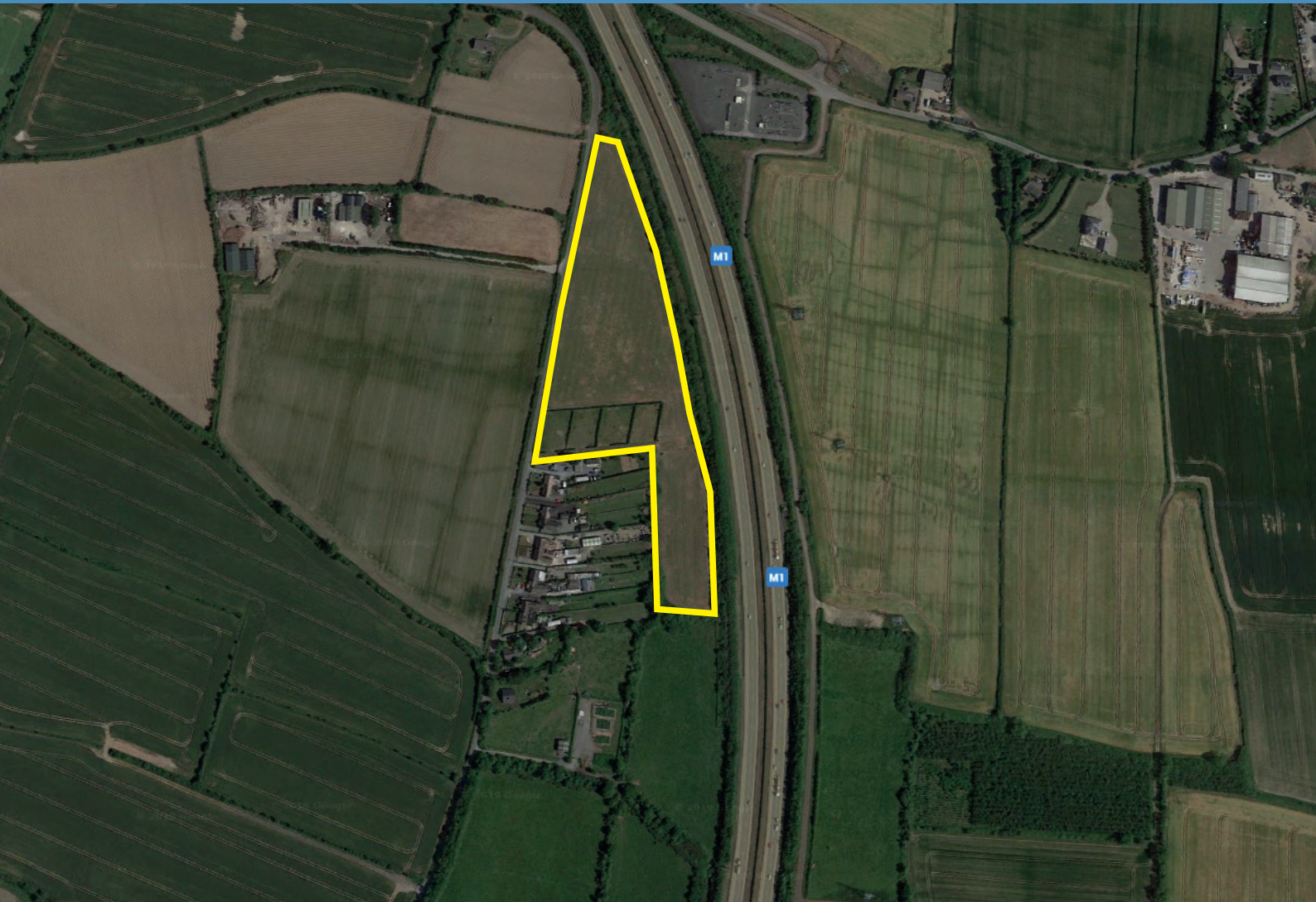


For Sale

Colecott, Ballough, Lusk, Co. Dublin.

**Sherry
FitzGerald**
Cumisky



6 x Residential Sites (O.P.P.)

c. 8.94 Acres / 3.62 Ha.

Property Highlights

- c. 8.94 Acres / 3.62 Ha. Total land area in sale.
- c. 2.57 Acres / 1.04 Ha zoned "RC" Rural Cluster.
- OPP 6 Houses (rural needs apply) Planning Ref: F18A/0077.
- Individual site sales open to consideration - (rural needs apply).
- Super opportunity for family /group / individuals to self-build homes.
- Mature countryside location convenient to M1, towns and villages.
- Applicants must comply with the County's Rural Settlement Strategy.
- Price: €495,000.

Contact

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Sherry Fitzgerald Cumisky.

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Balbriggan, Co. Dublin.

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Rush, Co. Dublin.

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sherryfitz.ie

Location

Well-located sites in north Dublin benefitting from a rural location, countryside pursuits, yet convenient to transport nodes, towns & village. The sites are situated in the townland of Colecott, a few minutes drive to the M1 Business Park & Exit 5 from the M1 motorway and a couple of Km from Lusk Village.

Description

The property comprises a field measuring c. 8.94 Acres / 3.62 Ha. the southern c. 2.57 Acres / 1.04 Ha are Zoned "RC" Rural Cluster and have Outline Planning Permission for the construction of 6 detached houses. Fingal Planning Register Reference F18A/0077.

Schedule 2, Condition 2

"Permissions consequent to the outline permission will only be granted to applicants who comply with the Rural Settlement Strategy of the current Fingal Development Plan 2017-2023 as it applies to Rural Clusters". Copy Planning Permission available on request.

Planning Permission

Planning Ref: F18A/0077

Sites Measurements

No. 1 c. 0.31 Acre / 0.125 Ha : No. 2 c. 0.31 Acre / 0.125 Ha : No. 3 c. 0.31 Acre / 0.126 Ha No. 4 c. 0.32 Acre / 0.130 Ha : No. 5 c. 0.31 Acre / 0.126 Ha : No. 6 c. 0.31 Acre / 0.125 Ha

Services

We understand mains electricity, water, telephone and sewage are available to the sites. Intending purchasers must satisfy themselves this is correct and sufficient capacity for these services exists.

Title

We understand the property benefits from a Freehold title.

Price

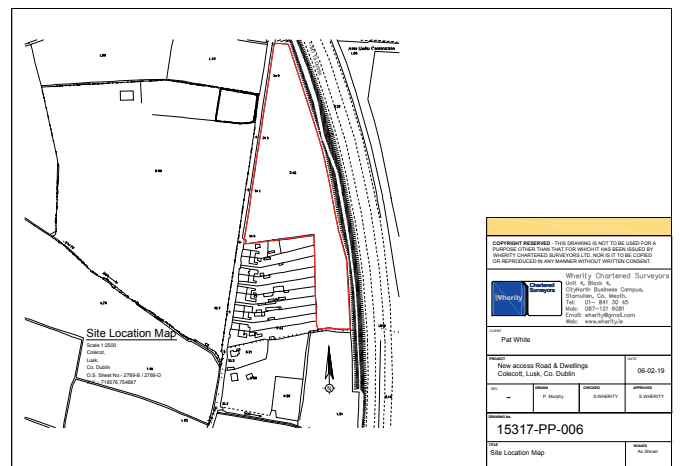
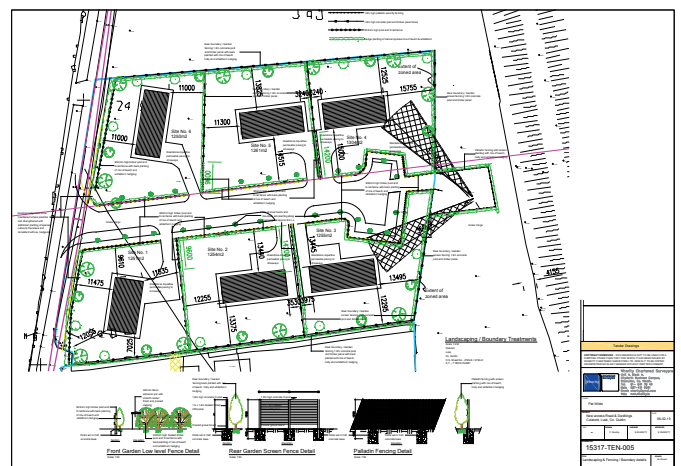
Entire property €495,000 - Individual site €95,000.

Directions

Travelling north or south on the M1 take Exit 5, "Balbriggan South", and follow the signs for Balbriggan to the Applegreen roundabout. At this roundabout follow the signs to Swords for 3.7 Km and then turn right. Proceed along this road past White's Agri, over the motorway and turn left. The property is then on your left.

Viewing

By arrangement with the selling agents.



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry Fitzgerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002340.