

# Whitestown, Way Tallaght - Dublin 24

Superb Development Site Suitable for a Mixed Residential & Commercial Scheme

FOR SALE

Wednesday 9th

Bids Due Friday 4th November 2022 at 5pm

Show Tallaght Stadium in aerial

this is Whitestown Way



THE ARENA

KILTIPPER ROAD

WHITESTOWN ROAD

TALLAGHT BUSINESS PARK

Lisney



Superb development site adjacent existing 7 storey building opposite Tallaght Stadium



Approx 1.01 ha (2.5 acres)

**1.05 ha (2.6 acres)**



Benefiting from excellent road frontage to Whitestown Way approx. 400m from Tallaght Town Centre



Choice of transportation link via LUAS, Bus or Road approx. 2km southwest of the N81/M50 junction



Development Potential for up to 284 apartments over 7/8 storeys and ground floor commercial of approx. 1,969 sq.m.



Title: Freehold

## LOCATION

The site is situated on the southern side of the Whitestown Road, slightly south of N81 national roadway and within 650m of The Square Shopping Centre. The surrounding area is characterised by low density industrial and commercial buildings along with Tallaght Football Stadium right opposite it.

The lands proximity to Tallaght Town Centre provides for a host of public transport options such as the LUAS, which is located 500m north of the lands. There is also a high frequency bus service operated by Dublin Bus operating within the immediate area.

Tallaght is a west Dublin suburb which is situated approximately 11km south west of Dublin city centre. The village is well serviced by a number of commercial, recreational, educational and residential amenities.

Insert the three other photos here along with this one



# THE PROPERTY

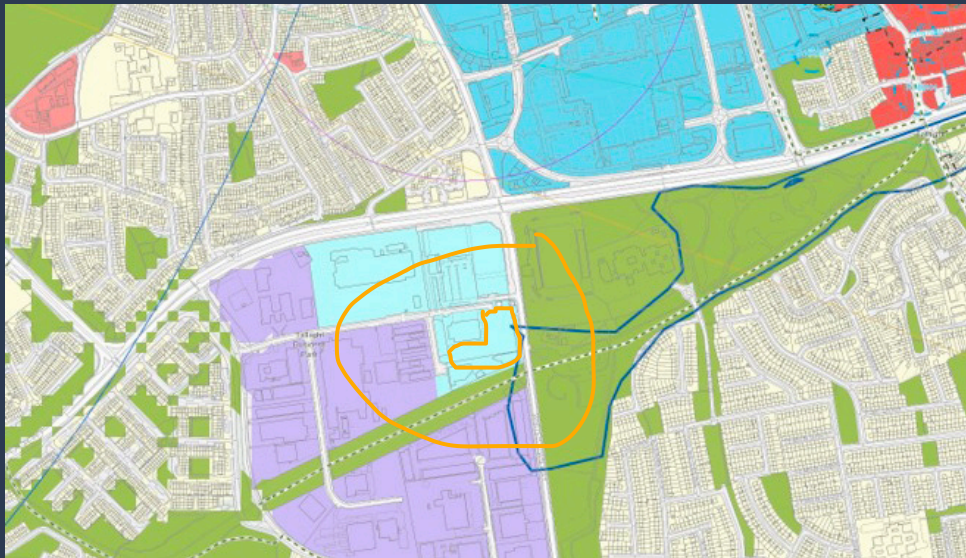
1.05 ha (2.6 acres)

The lands extend to approximately 1.23 hectares (3.04 acres). The lands are “U” in configuration and are topographically level in nature. The boundaries are clearly defined by a mixture of trees and palisade fencing. We have estimated the Net Developable area of the site to be in the region 0.70 hectares (1.75 acres).

# ZONING

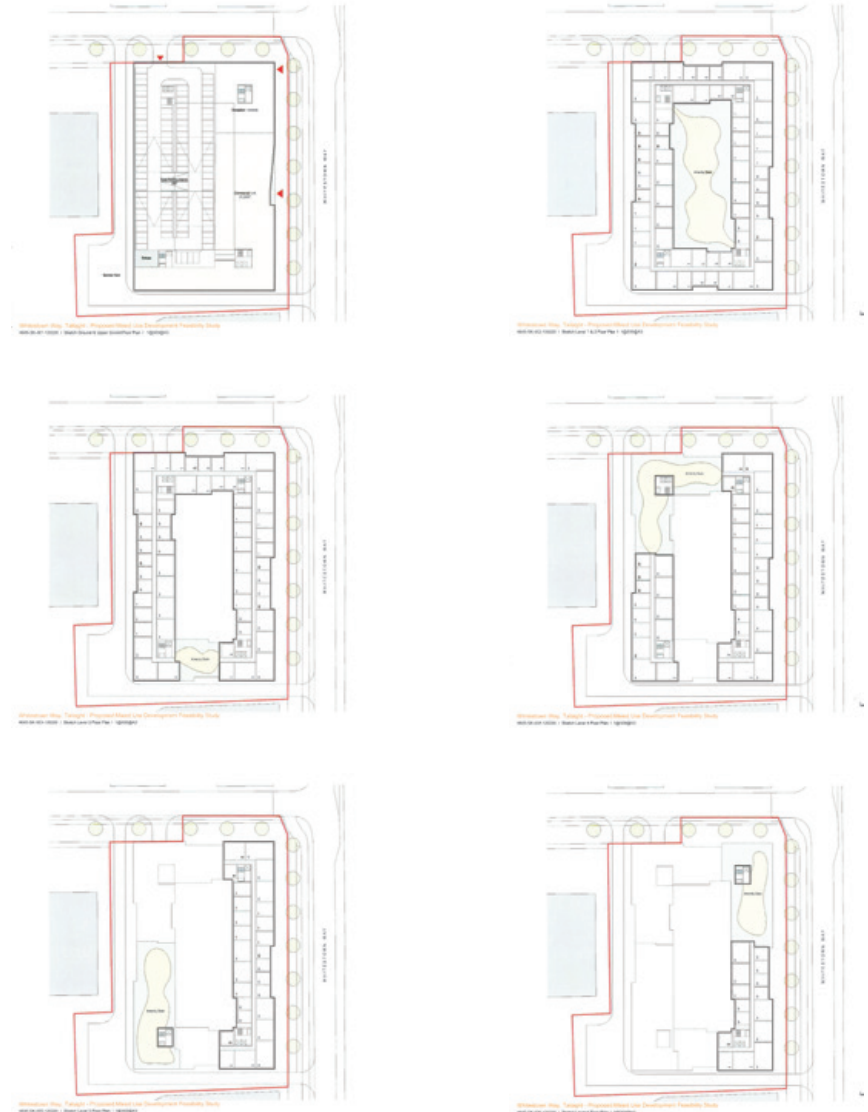
The lands are situated in an area zoned “Regen” under the South Dublin County Development Plan 2022 – 2028 “To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery”.

The benefits from a positive planning history, for the development of a petrol forecourt with drive through food facilities. The planning was granted in October 2015 under planning reference SD15A/0032.



# POTENTIAL

Homes Miller Architects have prepared a feasibility study indicated the site has potential for a mixed use scheme but predominately residential led for up to 284 apartments and ground floor commercial unit of approx. 1,969 sq. m. Parking is for approx. 222 cars at basement and ground level.



## Services

We understand that all mains services are located close by which include water, electricity, gas, drainage, sewerage, phone and broadband.

## Title

Freehold

## Solicitor

Rowley Law Solicitors, 56 Main Street, Rathfarnham, Dublin 14.  
Contact: Tom Rowley. Ph: (01) 4906577.

## Further Information & Viewing

For further information and viewing please contact Lisney Development Land team.

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