

**RESIDENCE & COMMERCIAL BUILDINGS**  
On C. 30 Acres/ 12.14 Ha.,  
Aylmer Road | Newcastle | Co. Dublin | D22 R682



↑  
LAND C. 30 ACRES

RESIDENCE  
↓

↑  
COMMERCIAL BUILDINGS

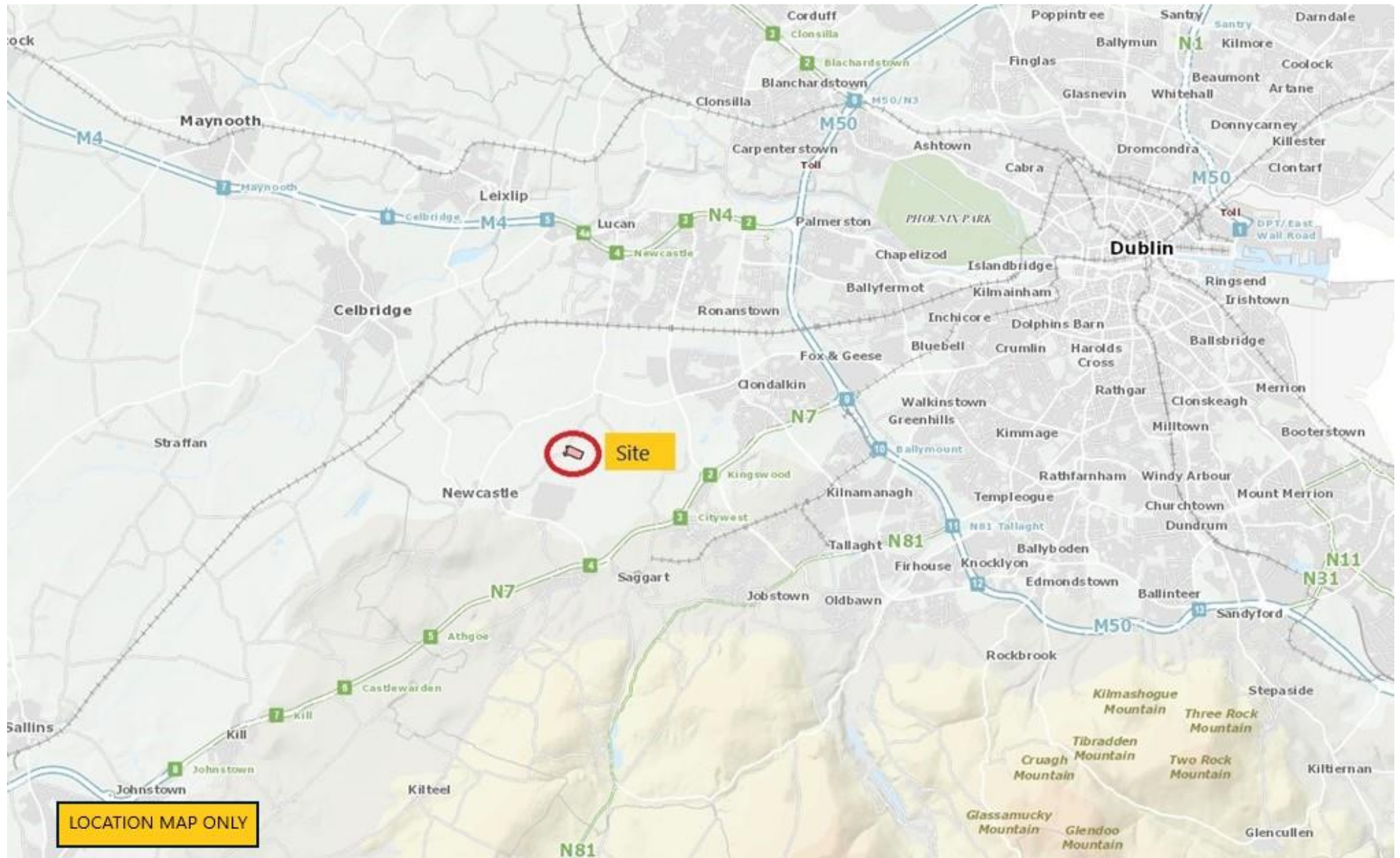
Location Map Only



# LOCATION

The property is conveniently located on the Northern side of Newcastle Village, close to Greenogue Business Park and Grange Castle Business Park. Situated on the Aylmer Road between Newcastle Village and Nangor Road. The towns of Lucan, Rathcoole and Saggart are also close by and both Adamstown Train Station and Saggart Luas Stop and within easy reach. Aylmer Road is easily accessed from the M50 and N7 road networks. This is a strategic land holding in close proximity to the infrastructure in the greater Dublin area. The proximity of other urban locations at Rathcoole, Kill, Straffan and Naas further enhance the immediate appeal and long-term potential of the land.





# DESCRIPTION

The property comprises of a detached Bungalow, extensive commercial buildings and c 30 acres of top-quality land. The property has good frontage to the Aylmer Road and offers tremendous potential due to its strategic location.



# ACCOMMODATION

**The Buildings:** Extending to c. 646 Square Metres/ 6,953 Square Feet.

Originally a farmyard but converted to commercial use some years ago, the buildings are divided into 10 Separate workshops and storage units most of which are rented on short term licence. 6 of the units are occupied.

**The Farmhouse:** c. 85 Square Metres/ 914 Square Metres

Comprising of Hall, Living Room, Kitchen, Bathroom, Utility and three Bedrooms.



Laid out in one division of excellent quality land. The lands are currently in agricultural use but there is potential for rezoning in future Dublin Development plans.

The lands are currently shown as Zoned 'Objective RU' on the South Dublin Development Plan 2022 to 2028 'to protect and improve rural amenity and to provide for the development of agriculture'









**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**  
**POA**

**BER:**



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