

FOR SALE BY PRIVATE TREATY



Residential Site at CLOVERHILL DUBLIN 22



READY TO GO RESIDENTIAL DEVELOPMENT SITE

For Sale by Private Treaty

Residential development site c. 2.91 hectares (c. 7.2 acres) with planning permission for 63 houses, 20 apartments and Crèche, located at Cloverhill Road, Clondalkin, Dublin 22.



THE DEVELOPMENT OPPORTUNITY

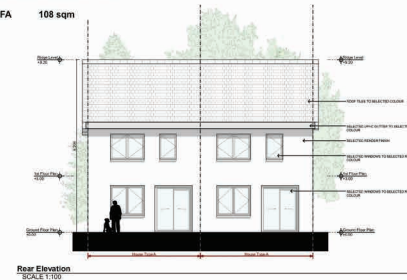
- Outstanding residential development opportunity.
- Under Planning permission SD17A/0397 allows for 63 houses, 20 apartments and c. 207 sq. m (c. 2,228 sq.ft) single storey Crèche unit.
- Proximity to Clondalkin, Lucan and Palmerstown Villages.
- Adjoins existing mature residential development along with recreational lands/ Public Park at Collinstown Park.
- Clondalkin and Lucan Village offers excellent local amenities and services.
- The subject development is close to both Liffey Valley shopping centre, 'The Mill' Shopping Centre Clondalkin and Fonthill Retail Park.
- Excellent transport connections including the M50, Bus corridor, Irish Rail (Park West/Cherry Orchard stop) and red LUAS line nearby (Red Cow Stop).

DEVELOPMENT SUMMARY

1. Planning allows for a large residential development on the subject site which is bounded by Palmerstown Wood and the Cloverhill Road.
2. The residential development will allow for 63 no. terraced, end terrace and semi-detached 2, 3 & 4 bedroom houses, and 20 no. 2 bedroom apartments contained within two separate blocks (Block E comprises 12 units, with Block F comprising 8 units).
3. The proposed development will be accessed from Cloverhill Road, via a newly developed link road.
4. The permission also allows for the development of a c. 207 sq.m (c. 2,228 sq.ft) Crèche unit which faces public open/playground.

House Type A
3 Bedroom Semi Detached / Terrace

Total GFA 108 sqm



House Type C
2 Bedroom Terrace

Total GFA 84 sqm



AMENITIES

Planning allows for a large residential development on the subject site which is bounded by Palmerstown Wood and the Cloverhill Road.



LOCATION



- 01** SUBJECT SITE
- 02** PARKWEST & CHERRY ORCHARD RAIL STATION (DUBLIN KILDARE & LIMERICK)
- 03** DUBLIN CITY CENTRE
- 04** M50 NORTH & SOUTHBOUND MOTORWAY, TO NATIONAL MOTORWAY NETWORK
- 05** NAAS ROAD/LUAS RED LINE
- 06** PARK WEST
- 07** PHOENIX PARK
- 08** COLLINSTOWN PARK



LOCATION / TRANSPORT / DESCRIPTION

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LOCATION

This residential site is superbly positioned fronting onto Cloverhill Road, close to the villages of Palmerstown, Lucan and Clondalkin. The location provides a host of amenities which include schools, shops, churches, bars and pharmacies, all located within a short distance of the proposed development.

The site is a short commute to a number of large shopping and retail parks, including 'Liffey Valley'. The nearby Clondalkin and Lucan Villages, have a number of restaurants and cafes and bars. Excellent leisure facilities can be found close by including Collintown and Ballyown Park.

The area is in close proximity to a number of GAA, golf clubs, and soccer clubs.

TRANSPORT

Cloverhill Road is conveniently serviced by Dublin Bus routes 13, 68, 68a, 76, 76a and 75. The M50 intersection at the Naas Road is 4.8km from the subject site. O'Connell Street in Dublin city centre is only 12km. Irish Rail and LUAS Red Line connections are close by with Park West/Cherrywood rail stop and Naas Rd/Red Cow Red stops.

DESCRIPTION

The subject site provides an exceptional opportunity to develop a high quality residential development in a highly accessible location. The new scheme will be well positioned to capitalise on the revitalisation of the area by developing a key residential scheme capable of providing a significant level of residential accommodation. The residential development will be of particular interest to the first time buyer category which is particularly active now due to a distinct lack of supply.



Site Plan
Scale 1:500

DELPHI ARCHITECTS & PLANNING CONSULTANTS

Planning - Additional Information

Legend

- Denotes Site Outline
- Denotes Other Lands in Applicants Interest
- Denotes Wayleave On Site
- Denotes Areas of Public Open Space
- Denotes Private Rear Gardens
- See RMDA Landscape Drawing for Details
- Denotes Proposed / Possible Future Road Access
- Denotes Footpath and Cycle Path to POS
- Site Parking
- Denotes Possible Future Route of Pedestrian Access to Adjoining Lands
- Denotes Proposed / Possible Future Road Access
- Denotes Dwelling Numbers and Road Configuration

A- Schedule of Accommodation

Unit	Description	Area (m²)	Count
Unit A	3 Bedroom House	108 m²	57
Unit B	3 Bedroom House	105 m²	1
Unit C	2 Bedroom House	84 m²	4
Unit D	4 Bedroom House	138 m²	1
Block E	2 Bedroom Apartments	74 - 88 m²	8
Block F	2 Bedroom Apartments	78 - 84 m²	12
TOTAL			83 No. Units

Site Plan
Scale 1:500

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TOTAL			83 No. Units

DEVELOPMENT SCHEDULE

Residential House Type	Number of Units	Average Size (sq.m)	Average Size (sq.ft)
2 Bed Terrace	2	c. 84 sq.m	c. 904.1 sq.ft
2 Bed End Terrace	2	c. 84 sq.m	c. 904.1 sq.ft
3 Bed Terrace	22	c. 108 sq. m	c. 1,162.6 sq.ft
3 Bed End Terrace	20	c. 108 sq. m	c. 1,162.6 sq.ft
3 Bed Semi Detached	15	c. 108 sq. m	c. 1,162.6 sq.ft
3 Bed Semi Detached	1	c. 105 sq.m	c. 1,130 sq.ft
4 Bed Semi Detached	1	c. 138 sq.m	c. 1,485 sq.ft
2 Bed Apartments	20	c. 74 - 88 sq.m	c . 796.5 – 947.2 sq.ft
Total	83		

Crèche Unit	1	c. 207sq.m	c. 2,287 sq.ft
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BER EXEMPT

TENURE

Freehold

SERVICES

We understand all public services are available to the property, however intending purchasers must satisfy themselves in this regard.

PART V

It should be noted that agreement for the provision of Part V social and affordable housing on this site has been not been agreed.

PRICE ON APPLICATION

VIEWING

Strictly by prior appointment with the sole selling agent DNG Advisory.



Gareth Noone

BSc BA Assoc. RICS SCSi MIPAV (CV)

+353 1 491 2675 / +353 87 6182449

garethnoone@dng.ie

SOLICITORS

Mr Stephen Miley, Miley & Miley Solicitors,
35 Molesworth Street, Dublin 2.



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