



QRE

REAL ESTATE
ADVISERS

For Sale by Private Treaty

RESIDENTIAL DEVELOPMENT SITE AT NAUL ROAD (CLONARD ROAD),
BALBRIGGAN, CO. DUBLIN

BER F

Executive Summary

- Residential development opportunity
- Planning permission for 13 Residential units
- Total site area extending to 0.15 hectares (0.39 acres)
- Convenient location adjacent to Millfield Shopping Centre
- Guide price €350,000

Location

Balbriggan is a town in North County Dublin with a population of 21,722 as of the 2016 Census. The town is located between Skerries and Laytown and is situated approximately 20km north of Swords. The subject property is located along the R122 Clonard Road, adjacent to the Applegreen Service Station and Millfield Shopping Centre. Occupiers within the shopping centre include Tesco, Easons, Game Stop and Mc Donalds. The area provides for several schools including St Georges National School, Colaiste Ghlor na Mara, Scoil Chormaic CNS and Bremore Educate Together Secondary School.

The area is well served by transport facilities with Exit 6 of the M1 Motorway being located approximately 2km to the west. Balbriggan Train Station is located 1.4km to the east.



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Description:

The property comprises a rectangular shaped site extending to approximately 0.15 hectares (0.39 acres). The site is adjoining the Hampton Garden development to the west and Westbrook Heights to the east. The site is currently occupied by a derelict single storey bungalow.

Services:

All interested parties are requested to satisfy themselves as to the presence and adequacy of all services.

Planning Permission:

The property currently benefits from planning permission for the demolition of existing dwelling and the construction of 13 units (6 x 3 bed semi-detached houses, 3 x 2 storey 2 bed duplex over 3 x 2 bed apartment and 1 x 2 storey 2 bed unit). This planning permission was extended under Planning Ref F09A/0368/E1. This permission expires on the 5th October 2019.

Zoning:

The property is located in an area zoned objective 'RA – Residential Area' under the Fingal Development Plan 2017-2023. This zoning aims to "provide for residential development and protect and improve residential amenity'.



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QRE Contacts

Title:

Freehold

Guide Price:

€350,000

VAT:

Please refer to agent

BER:



BER Number: 110306941

Energy Performance Indicator: 438 kWh/m²/yr

Brian Kelly BSc

Surveyor

E: brian.kelly@qre.ie

T: +353 (01) 637 5555

Ellen Prenderville MRICS MSCSI

Associate Director

E: ellen.prenderville@qre.ie

T: +353 (01) 637 5555

Solicitor:

O'Brien Lynam Solicitors

15 Upper Fitzwilliam Street

Dublin 2



PSRA Registration No. 003587

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