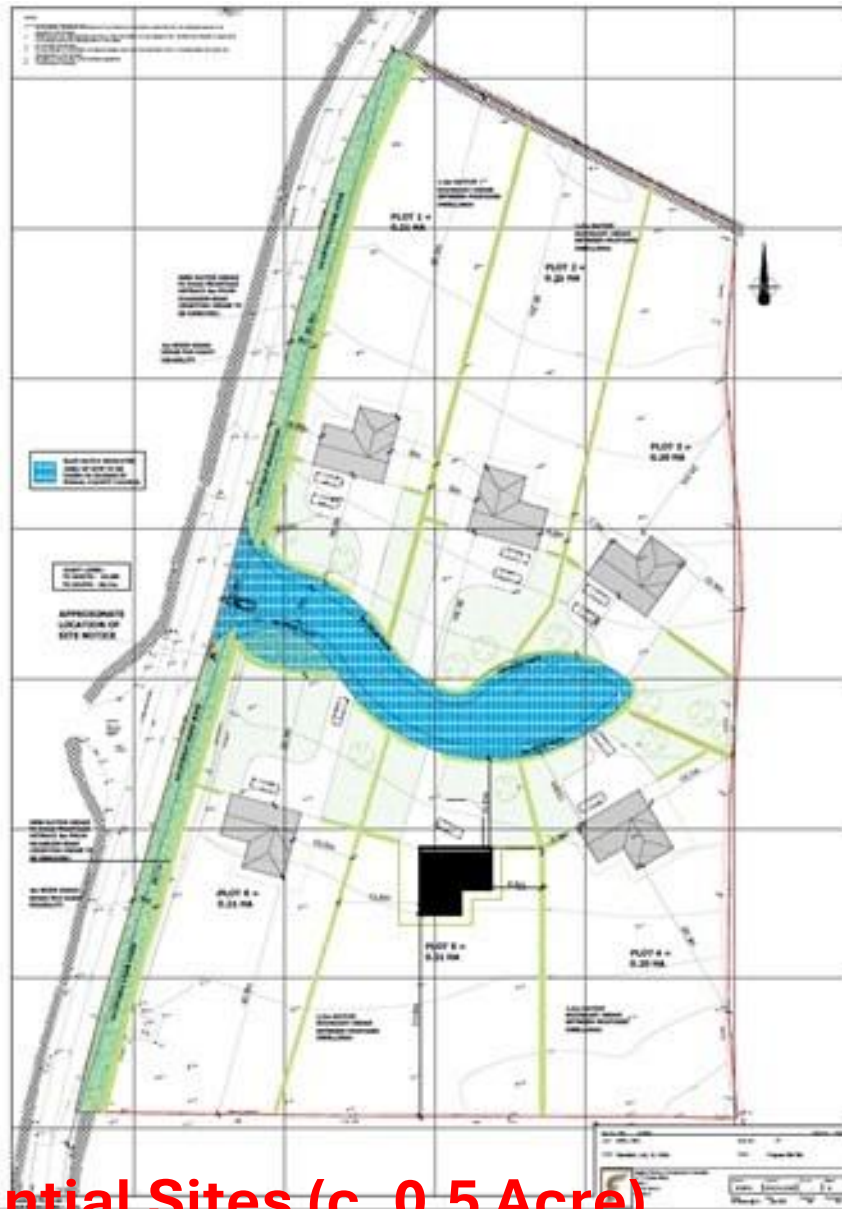


# For Sale

Asking Price: €160,000

**Sherry  
FitzGerald**  
Cumisky Kelly



**Residential Sites (c. 0.5 Acre)**

**MALHENEY,  
Man O War,  
Courtclough,  
Co. Dublin.**

[sherryfitz.ie](http://sherryfitz.ie)

## Would you like to build a house in the countryside?

- Have you lived for 10 years in rural Fingal?
- Have you worked for 10 years in rural Fingal?
- do you want to build your own home in the countryside?
- If you have lived or worked for 10 years in rural Fingal this may be your opportunity!

### FINGAL DEVELOPMENT PLAN 2023-2029

#### 3.5.15.2 Rural Clusters

Settlement within the Rural Clusters is open to members of the Fingal rural community who demonstrate a rural-generated housing need. For the purposes of the Rural Settlement Strategy for Rural Clusters, rural generated housing need is defined below as:

- Persons currently living and who have lived continuously for the past ten years or have previously lived for a minimum of ten continuous years, or
- Persons working continuously for the past ten years, within areas of the County currently zoned rural.
- These areas are zoned Rural Village (RV), Rural Cluster (RC), Rural (RU), Greenbelt (GB), or High Amenity (HA)

#### LOCATION

A great location in rural north Dublin yet convenient to transport nodes, towns & village. The sites are situated along the Old Coach Road at Man O War beside the GAA club and close to the Man O War Inn renown for good food and good pints! A few minute's drive brings you to Balrothery Village, Skerries & Lusk with excellent amenities and good commuter bus and/or rail services.

#### DESCRIPTION

Each site measures c. 0.5 Acres (c. 0.2 Ha) and benefit from O.P.P for the construction of a detached house. Purchasers will have the opportunity to make a full application to design their own home. The site is bounded by similar, private, residential properties, fields and the Man O War playing pitches.

#### SITES

No. 1 - c. 0.52 Acre / 0.21 Ha. €160,000

No. 2 - c. 0.52 Acre / 0.21 Ha. €160,000

#### SERVICES

We understand mains electricity, water and telephone are available to the sites, and sewage requires a treatment system. Intending purchasers must satisfy themselves as to the adequacy and capacity of these services.

**PRICE** The sites are available for €160,000



#### NEGOTIATOR

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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 familiarize yourself with these general conditions.

PSRA Registration No. 002340