

# REA

# GRIMES



**SITE FOR SALE AT SUNDRIVE ROAD, RUSH**  
**WITH FPP FOR ONE RESIDENTIAL UNIT – c.848sqm**  
**AMV €240,000**

**FOR SALE BY PRIVATE TREATY**

Site @ Sundrive Road  
Rush  
Co Dublin

PSRA No. 001417

**BER EXEMPT**

**EBS**

## DESCRIPTION

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The subject site is located in Rush, Co. Dublin, a small seaside town between Skerries and Lusk on the R128. The area surrounding the site has a mix of residential and commercial properties.

Rush was once viewed as the heart of market gardening in Leinster and many people were employed in agriculture. Nowadays, however, horticulture and agriculture have been superseded by Rush's increasing role as a commuter belt town.

Rush has experienced very steady housing demand over the past 15/20 years. In recent times we have seen an increase in the movement of second hand housing in Rush as there has been very limited and one off new housing being built. Rush is well connected and serviced by public transport by Irish Rail (Rush / Lusk Station - 2. km from the site) and Dublin Bus (bus route 33).

Rush Village is a short distance away from the subject site and provides a wide range of amenities for families including shops, restaurants and a theatre. There is a wide choice of schools in the area and there is no shortage of sporting facilities including Rush Golf Club. One of the main attractions close by is the sandy beach which stretches for miles and provides a ready-made leisure amenity.

## OUTLINE PLANNING PERMISSION

Outline Planning Permission has been granted for 4 no. dwellings and associated site works, with vehicular access for 2 no. dwellings from Channel Road and vehicular access for 2 no. dwellings from Sundrive Road respectively. The site area is c3,400 sq.m. The individual sites will have a typical area of c750-875 sq.m. with notional floor area of 300 sq.m. for each dwelling spread over two floors. Planning reference F16A/0532.

## SERVICES

Services will not be provided prior to sale. Connection to existing services on Channel Road and Sundrive Road.

## DIRECTIONS

Driving northwards on the M1 take Junction 4. Use the left 2 lanes to take the R132 exit to Skerries/Rush/Donabate. Keep right at the fork and use the left lane to turn right toward R132. Continue on R132 through three roundabouts and then turn right onto Dublin Road/R127. At Dublin Road roundabout take the 3<sup>rd</sup> exit onto Rathmore Road/R127. At Remount Roundabout take 3<sup>rd</sup> exit onto Station Road/R128. Follow R128 and turn right onto Healy's Lane. Turn right onto Channel Road. See REA Grimes and Smart Property sign at sites.



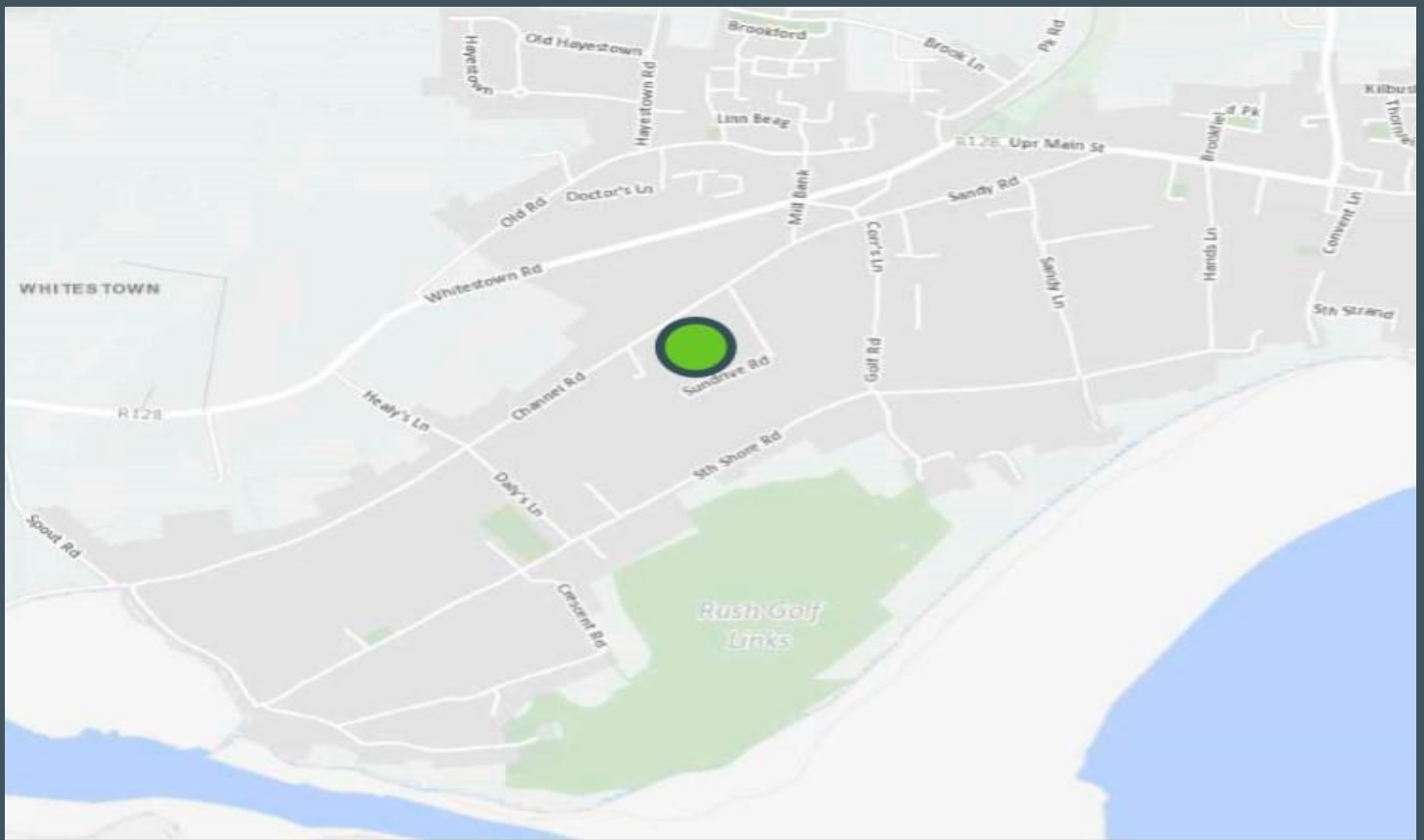
## FEATURES

- Full Planning Permission for one residential Unit
- Excellent Location
- Located minutes walk from the beach
- Floor Area c.300 sqm
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre
- Planning Permission No. F16A/0532

## IMAGES







## PRICE

AMV €240,000.00

## VIEWING

By appointment  
Dermot Grimes

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday  
and by appointment on Saturdays

## THINKING OF SELLING YOUR PROPERTY?

We at REA Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2020 and 31 of December 2020.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



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