



RESIDENTIAL DEVELOPMENT SITE C. 1.8 ACRES/ 0.72 HA

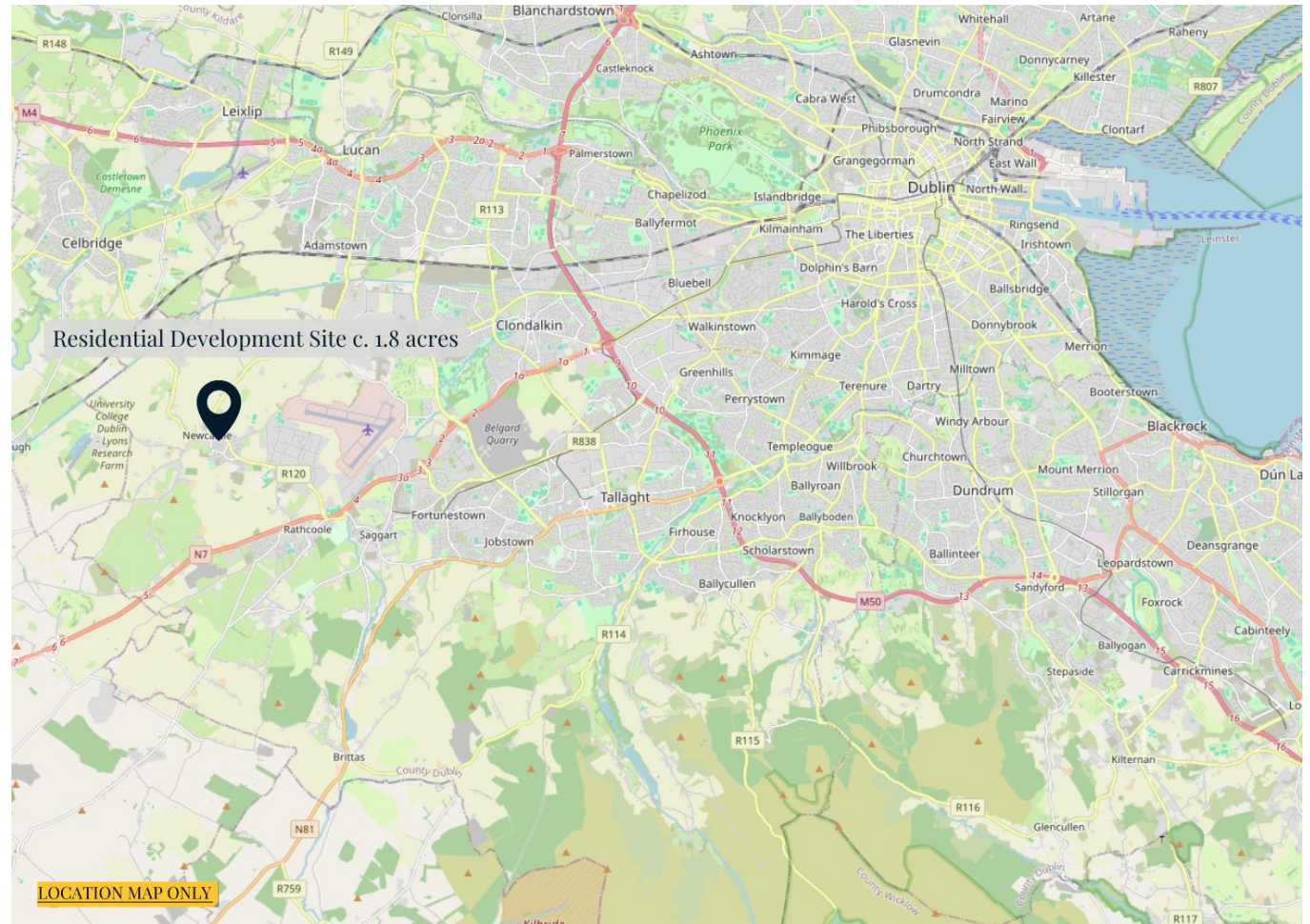
MAIN STREET | NEWCASTLE | CO DUBLIN

FOR SALE BY PRIVATE TREATY

LOCATION

The property, conveniently located fronting the Main Street in Newcastle, with a wealth of eateries, public houses and amenities that the Village of Newcastle offers. Newcastle is an established community ideally located just off the N7 within a few minutes' drive of Rathcoole and Citywest. Cornerpark is situated in the centre of the village and just a short walk to St Finian's National School. The village has good connectivity including a private bus service that connects Newcastle to the Luas at Citywest. This well-established community is also positioned close to Adamstown/ Hazelhatch train stations giving further transport options to the city centre. Other amenities located close by include Avoca, Lyons Estate & the Grand Canal Way and there are also host of local sports clubs including St Finian's GAA and Peamount Football Club.

The property is within close proximity to a number large employment centres at Greenogue Business Park, Aerodrome Business Park, Baldonnell Business Park and Citywest Business Campus



DESCRIPTION

The subject site, extending to approximately 1.8 acres (0.72 hectares), currently comprises of the Detached Bungalow & Farmyard and large field fronting the Main Street. The site is bounded to the west by the Corner Park new housing scheme and the Main Street Newcastle to the south.

The property has good road frontage onto the Main Street, given the favourable zoning is now primed for redevelopment as an attractive residential housing scheme and is identified as a Housing Capacity Site in the SDCC Development Plan 2022 – 2028.



TRANSPORT

The site also benefits from excellent public transports links with Dublin Bus available along the Main Street to the City Centre. In addition, the Train to the City Centre is available at Hazelhatch and Celbridge Train Station.

The LUAS is available at the Red Cow Park and Ride. In addition, the N7 linking road users to the M50 is just 5 minutes' drive with the M50 interchange at the Red Cow 10 minutes' drive from the property, providing convenient access to the motorway and the entire national roads network.



ZONING

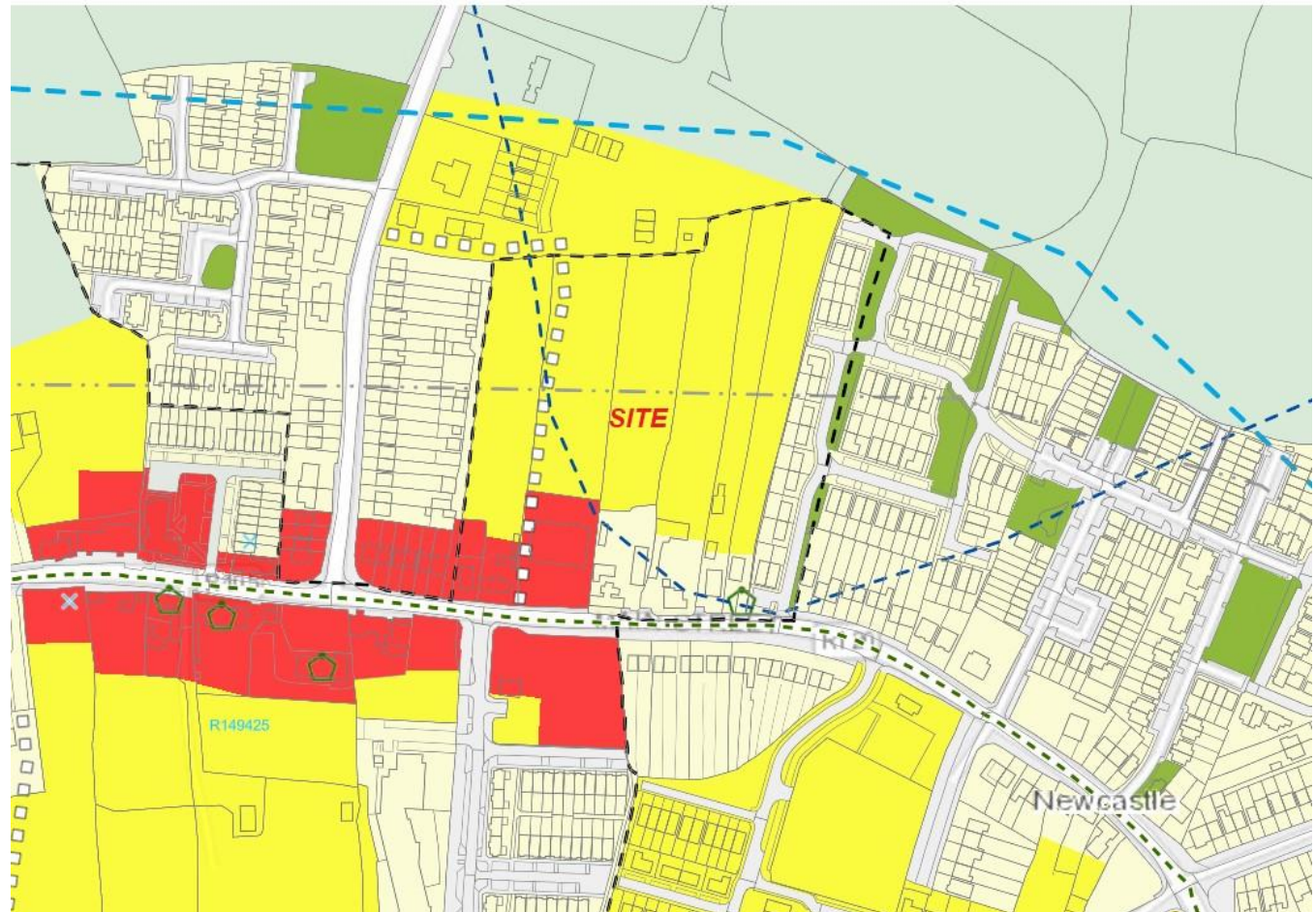
On the South Dublin County Development Plan 2022 – 2028 the front part of the site is Zoned RES: “to protect and /or improve residential amenity” and the rear part of the site is Zoned RES-N:

“To provide for New Residential Communities in accordance with an approved area plan.

FEATURES/ SERVICES

- Significant redevelopment opportunity
- Potential for a residential scheme (S.P.P.)
- Excellent public transport links
- Zoned Residential

South Dublin County Development Plan 2022-2028



VIEWING:

By Appointment Only

PRICE REGION:

POA

SELLING AGENT:

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