

SITE AT 60 OLD COUNTY ROAD, CRUMLIN, DUBLIN 12, D12V3F8 C. 1 ACRES / C. 0.4 HA

PRIME RESIDENTIAL DEVELOPMENT SITE



SUPERB OPPORTUNITY TO PURCHASE A RESIDENTIAL DEVELOPMENT SITE IN A SOUGHT-AFTER LOCATION

- Superb residential development site (subject to planning permission)
- Zoned Z1 - Sustainable Residential Neighbourhoods
- Site area approx. c. 1 acres/ c. 0.4 HA in its entirety.
- Well-located only a short distance from Dublin city centre, M50 and N7.
- Exceptional location in a sought-after residential suburb, close to CHI, Luas and St James's.
- Strong demand anticipated for residential units in this location.



LOCATION

The property is located on Old County Road, which runs parallel to the Crumlin Road. Crumlin Village is well served with local shopping centres and amenities. Crumlin Shopping Centre and Dunnes Stores is a 3 min walk away from the subject site. Ashleaf Shopping Centre a short drive away with a number of stores to choose from. There is a great community feel in the area with a thriving cafes and family-run businesses. There is a wealth of schools, sports clubs and leisure amenities on your doorstep with Brickfield Park, Iveagh Grounds and Eamonn Ceannt Park all within walking distance. CHI Crumlin is c. 14 mins walk from the site and both St. James's and The Hospice in Harold's Cross are both less than 20 minutes walk from the site.. The M50 and N7 are a short drive away, with several Dublin Bus routes within the vicinity. The Luas Red Line (Suir Road & Rialto) is a short walk away affording swift access to Dublin City Centre.

LOCAL DISTANCES	WALKING	BY CAR
Crumlin Shopping Centre	3 min	2 min
Ashleaf Shopping Centre	26 min	7 min
CHI, Crumlin	14 min	4 min
St. James's Hospital	20 min	5 min
Rialto Luas Stop	16 min	6 min
The M50	-	17 min
N7	-	15 min

DESCRIPTION

The property comprises a 4 bedroom detached house in need of complete refurbishment, on lands extending to c. 1 acre/ 0.4Ha. The entire is "Zoned Z1 – Sustainable Residential Neighbourhoods; To protect, provide and improve residential amenities." The property is accessed off Old County Road, with Old County Glen located to the rear. The subject lands would suit a medium density residential development.

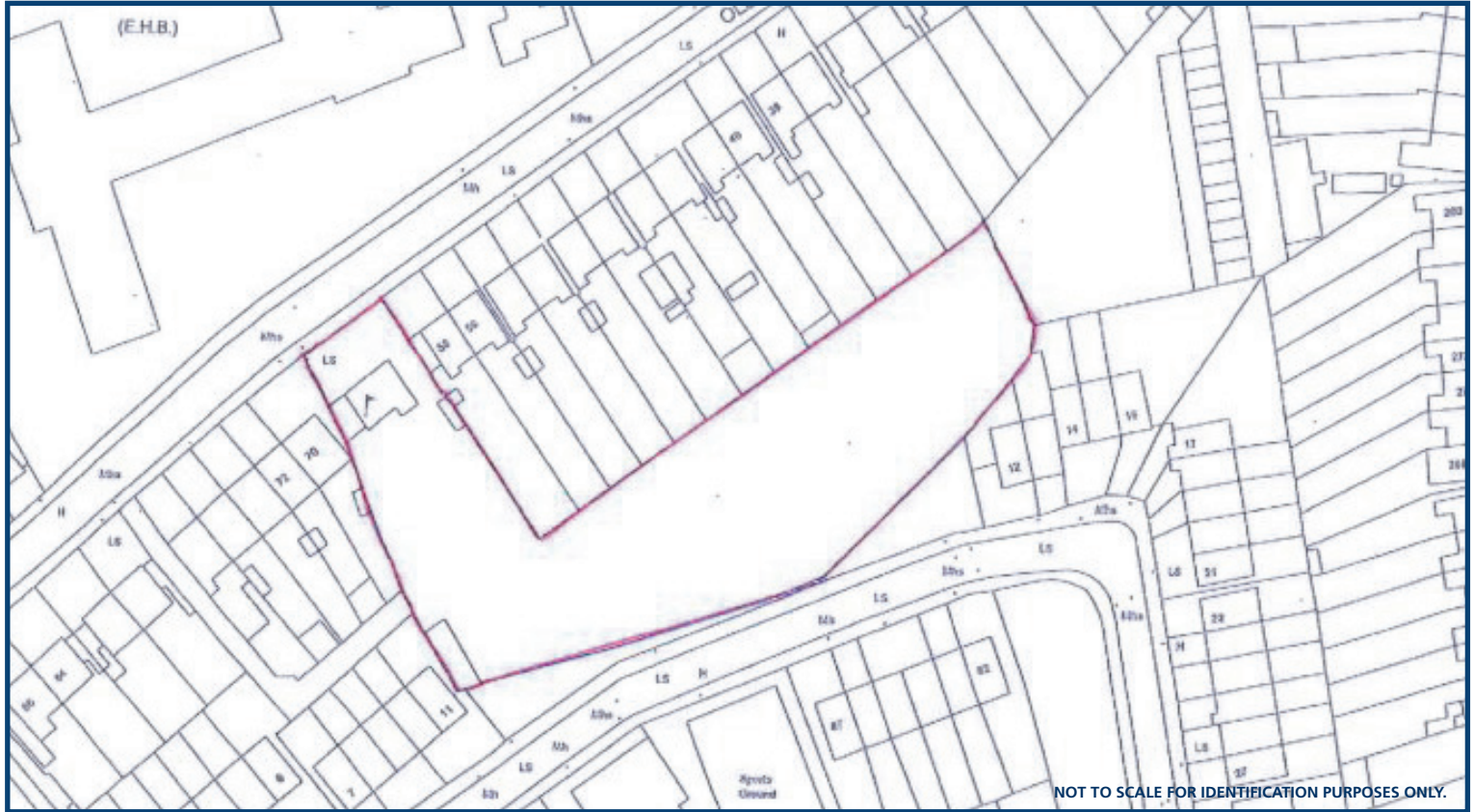
LAND USE ZONING

Under the current South Dublin County Council Development Plan 2022-2028, the subject lands are zoned:

"Zoned Z1 – Sustainable Residential Neighbourhoods – To protect, provide and improve residential amenities."

Permissible Uses under Z1 Zoning:

Assisted living/retirement home, buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/recreational building and uses, delicatessen, education, embassy residential, enterprise centre, halting site, home-based economic activity, medical and related consultants, open space, place of public worship, public service installation, residential, shop (local), sports facility and recreational uses, training centre.



TITLE

We understand the property is held freehold.

GUIDE PRICE

€1,500,000

BER

BER F

VIEWING

Strictly by appointment with sole selling agent
DNG

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DOUGLAS NEWMAN GOOD
DNG

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