

# For Sale

Price Region: €195,000

**Sherry  
FitzGerald**  
Cumisky Kelly



## **Site Potential** (Subject To Planning)

c. 0.15 Acre

Old Barrack Road,

Rush,

Co. Dublin.

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



## Location

Rush is a coastal town situated c. 30 kilometres north east from Dublin City that has witnessed phenomenal growth over the past 20 years and is continuing to grow into a popular suburban location providing a sense of community that remains popular with Dublin commuters. It has great local amenities including two beaches and fantastic transport links with Bus and Rail services providing a regular service to Dublin.

Situated between Skerries Road and The Harbour in Rush the property is just off Main Street along Old Barrack Road.

## Description

The property comprises a derelict house, a large shed and a number of overgrown building and outhouses all contained on a narrow strip of land that would lend itself to being redeveloped – but will require some careful thinking and design input.





## TOWN PLANNING

### ZONING OBJECTIVE 'TC' TOWN AND DISTRICT CENTRE

#### Objective

Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.

#### Vision

Maintain and build on the accessibility, vitality and viability of the existing Urban Centres in the County. Develop and consolidate these centres with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop the urban fabric of these centres in accordance with the principles of urban design, conservation and sustainable development. Retail provision will be in accordance with the County Retail Strategy, enhance and develop the existing urban fabric, emphasise urban conservation, and ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic. In order to deliver this vision and to provide a framework for sustainable development.

#### USE CLASSES RELATED TO ZONING OBJECTIVE - Permitted in Principle

Aparthotel	Bed and Breakfast	Betting Office
Carpark	Childcare Facilities	Community Facility
Cultural Facility	Dancehall/Nightclub	Education
Exhibition Centre	Fast Food Outlet/Take-Away	Funeral Home/Mortuary
Garden Centre	Guest House	Health Centre
Health Practitioner	Home-Based Economic Activity	Holiday Home/Apartments
Hotel	Hostel	Hospital
Offices	Petrol Station	Open Space
Place of Worship	Public House	Public Transport Station
Residential	Retirement Home	Restaurant/Café
Retail	Supermarket	Retirement Village
Taxi Office	Telecoms Structures	Vehicle Sales outlet
Garage	Veterinary Clinic	Training Centre





Title: We are advised the title is Freehold but have not seen any title documents.

Price Offers are invited in the region of €195,000.

Viewing Only by prior appointment with the sole selling agents.



#### NEGOTIATOR

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#### SOLICITORS

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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