

FOR SALE BY PRIVATE TREATY

DEVELOPMENT OPPORTUNITY

REAR 3 CROSTHWAITE PARK WEST, DUN LAOGHAIRE, CO. DUBLIN

Asking Price

€350,000



**Tom
O'Higgins**
ESTATE AGENT

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DEVELOPMENT OPPORTUNITY

ASKING PRICE €350,000

A well located site situated just off Corrig Road, between Crosthwaite Park West and Royal Terrace East, within easy reach of all the amenities Dun Laoghaire has to offer including local shopping, cafes, restaurants, the Dun Laoghaire Baths and Piers.

There is excellent transport links close by with Bus and Dart just a short stroll away.

The site extends to approx. 200sqm and comprises a two storey stone built structure fronting on the laneway with a garden to the rear.

There is ample scope to develop the site subject to the necessary planning permissions with mews developments on the laneway acceptable in principal in the DLRCoCo County Development Plan 2022-2028.

FEATURES

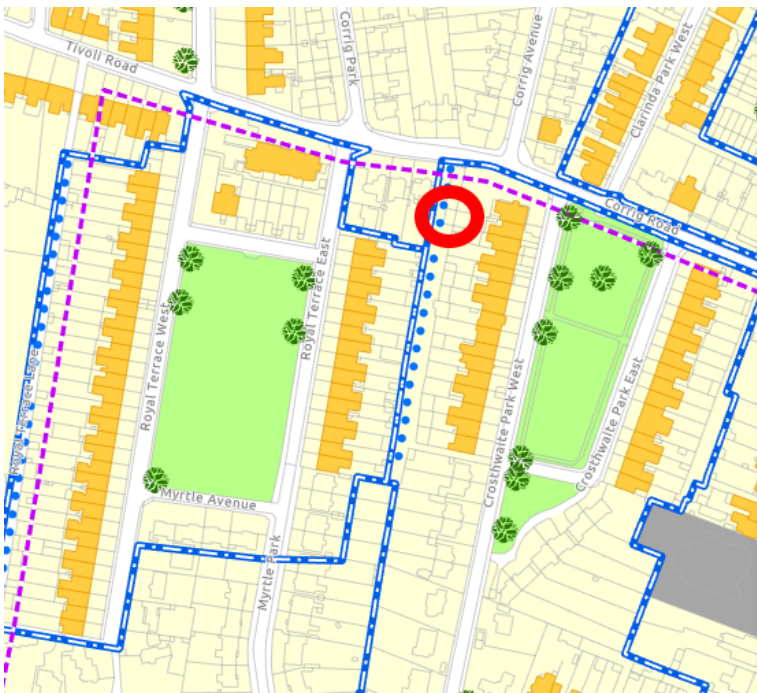
- Great Location.
- Close to Dun Laoghaire Town Centre.
- Development potential subject to planning permission.
- Mews development acceptable in principal (DLRCoCo County Development Plan 2022-2028).
- Convenient to Bus & Dart as well as being easily accessible to the N11 and M50 road networks.

BER

Exempt



SITE @ REAR 3 CROSTHWAITE PARK WEST



- Type
- 6 Year Motorway Proposal
 - 6 Year Road Objectives/Traffic Management/Active Travel Upgrade
 - Core Bus Corridors
 - East Coast Cycle Route (incorporating the S2S)
 - Long Term Motorway Proposals
 - Long Term Road Objectives/Traffic Management/Active Travel Upgrade
 - Proposed Luas Line Extension
 - Strategic Road Reservation
- Mews Development Acceptable in Principle
-
- Conservation Areas
- Type
- Architectural Conservation Area
 - Candidate Architectural Conservation Area
- Protected Structure
- Type
-

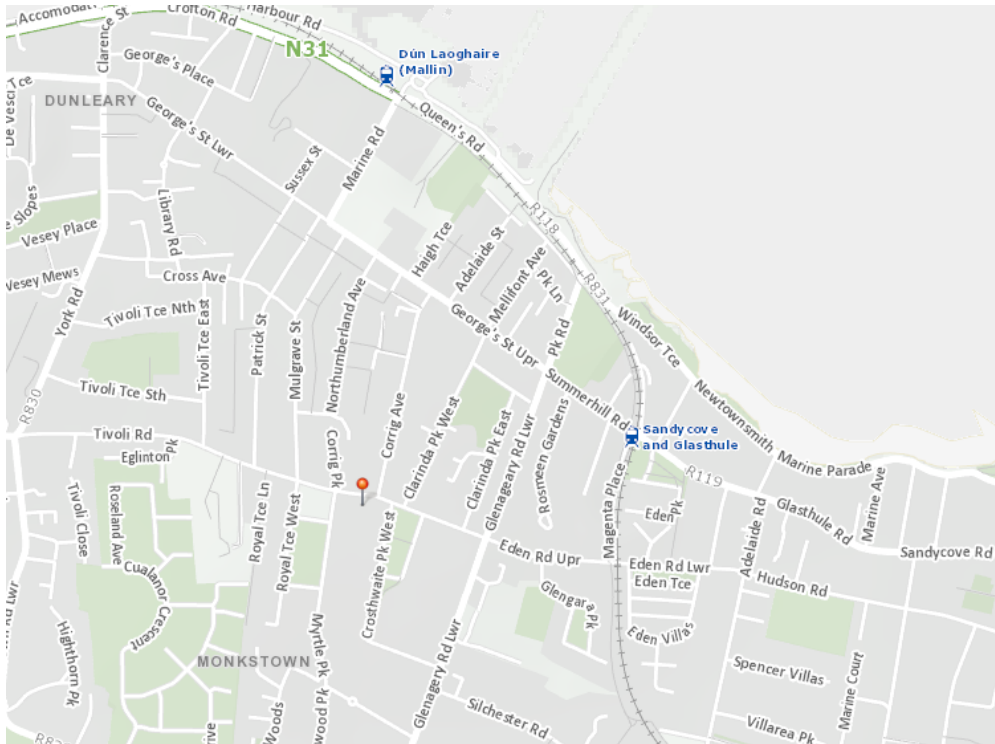
DLRCoCo County Development Plan 2022 - 2028

LAND USE ZONING

Objective A

To provide residential development and improve residential amenity while protecting the existing residential amenities.

SITE @ REAR 3 CROSTHWAITE PARK WEST



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ESTATE AGENT

Negotiator

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730