

For Sale by Private Treaty

Prime residential sites:  
Castlefield Ave and Old Knocklyon Ave  
Knocklyon, Dublin 16  
(on 1.935 acres/0.783 ha)

vincent  
**FINNEGAN**  
commercial

€2,750,000



Vincent Finnegan Commercial are delighted to offer for sale on behalf of South Dublin County Council 2 prime adjoining residential development sites. Extending to 0.399 hectares/0.986 acres and 0.384 hectares/0.949 acres both sites are offered for sale as one lot.

Zoned RES "to protect and/or improve Residential Amenity, this sale offers an exciting opportunity to design and build a residential scheme in a sought after South Dublin location.

### THE LOCATION

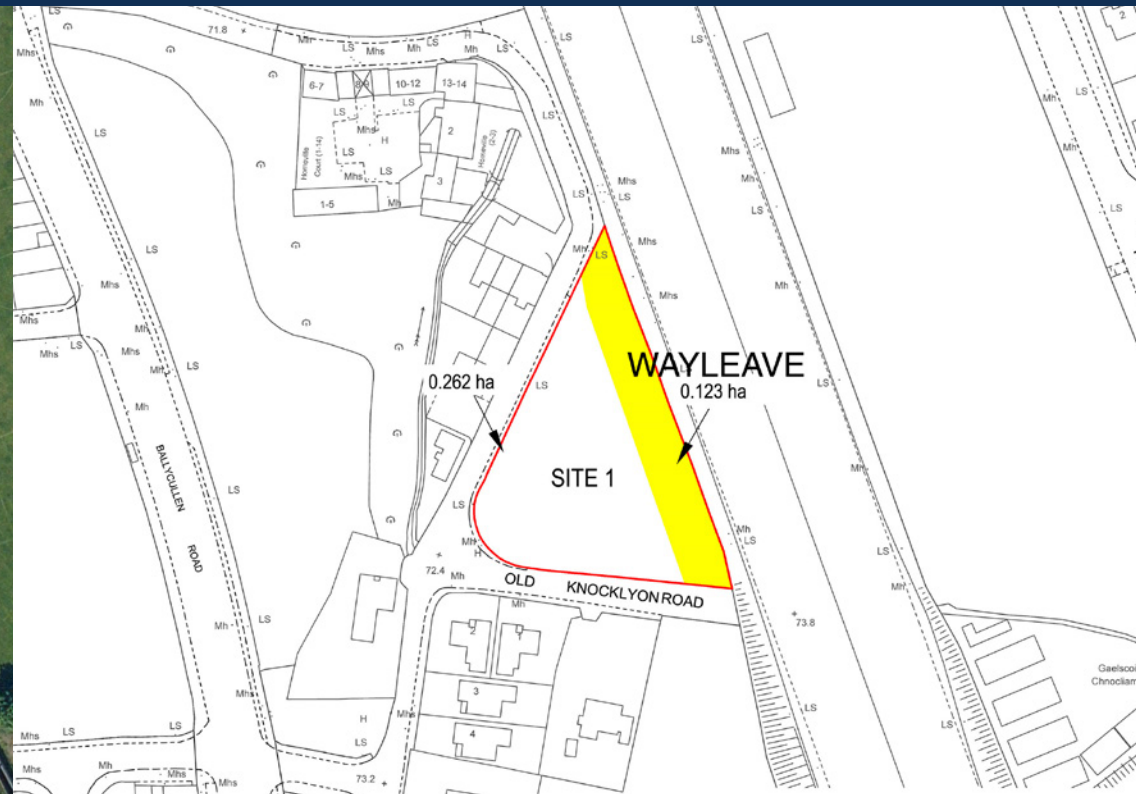
The subject property is located just off junction 12 of the M50 in Knocklyon, 8km south-west of Dublin City Centre. Knocklyon is a settled residential area popular amongst families, who enjoy the benefits of city living yet also have the amenities of the Dublin mountains - with its many parks & forest walks to choose from on their doorstep.

There are a host of schools and sporting facilities in the area including St. Colmcilles National & Secondary, Knocklyon FC and the famous Ballyboden St. Ednas GAA club. Shopping is catering for locally, whilst Dundrum Town Centre, Rathfarnham and Nutgrove Shopping centres are close-by. The site

is just 2 minutes off the M50 which gives easy access to all of Dublin city and further afield. The area is well serviced by Dublin Bus with several routes and the QBC is only 400m from the site.

### OVERVIEW

- Exceptional development opportunity
- Sites extend to 0.783 hectares/1.935 acres
- Zoned for Residential use
- Adjacent Main Services
- Excellent road frontage.
- 800m to Knocklyon centre
- Two mins from junction 12 on the M50
- QBC within 400m
- Mature residential area
- Opportunity to design and build





## PLANNING

Zoned Objective RES in the current South Dublin County Council Development Plan 2016-22, which is “to protect and or improve residential amenity.”

## ZONING

Use classes relating to Zoning Objective

<b>PERMITTED IN PRINCIPAL</b>	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.
<b>OPEN FOR CONSIDERATION</b>	Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100m <sup>2</sup> , Offices 100 - 1,000m <sup>2</sup> , Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.

## SITE

Comprising a total of 1,935 acres/0.783 hectares.

## PRICE

€2.75 million.

## WAYLEAVE

Both sites are subject to a wayleave, as indicated on map yellow highlighted area below.

## FURTHER INFORMATION

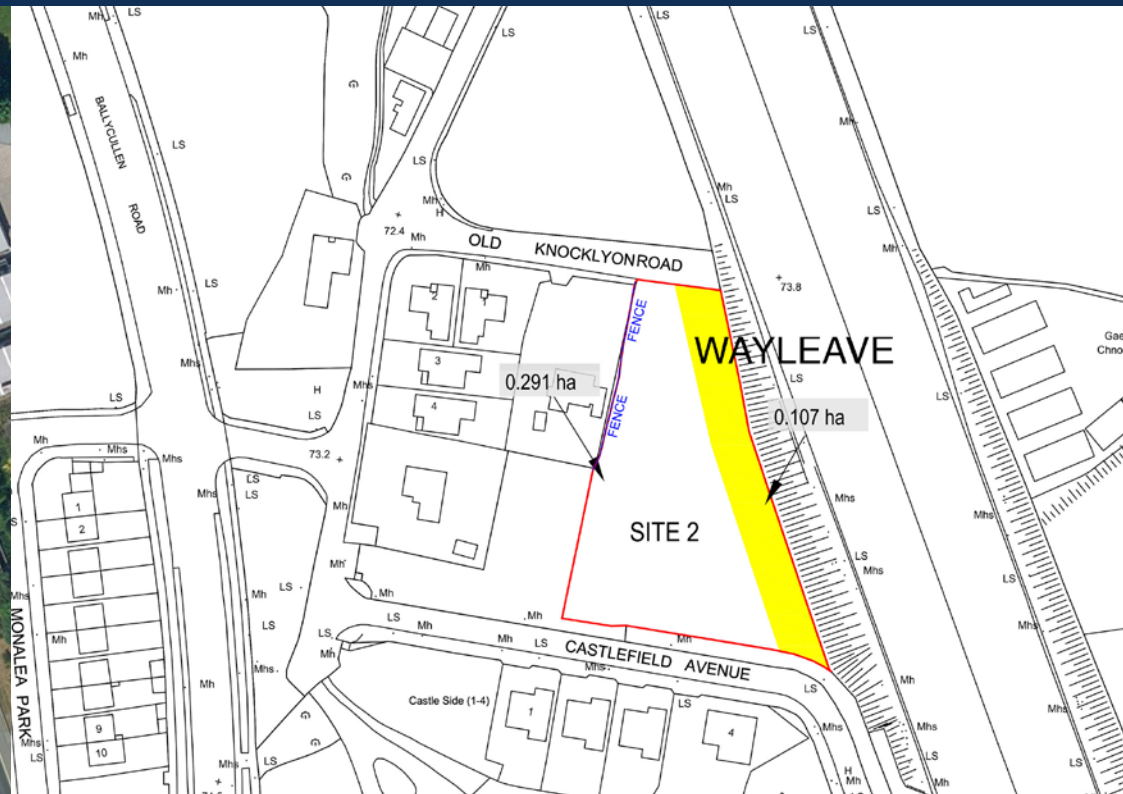
Can be requested from the sole selling agents Vincent Finnegan Limited.

## NEGOTIATOR

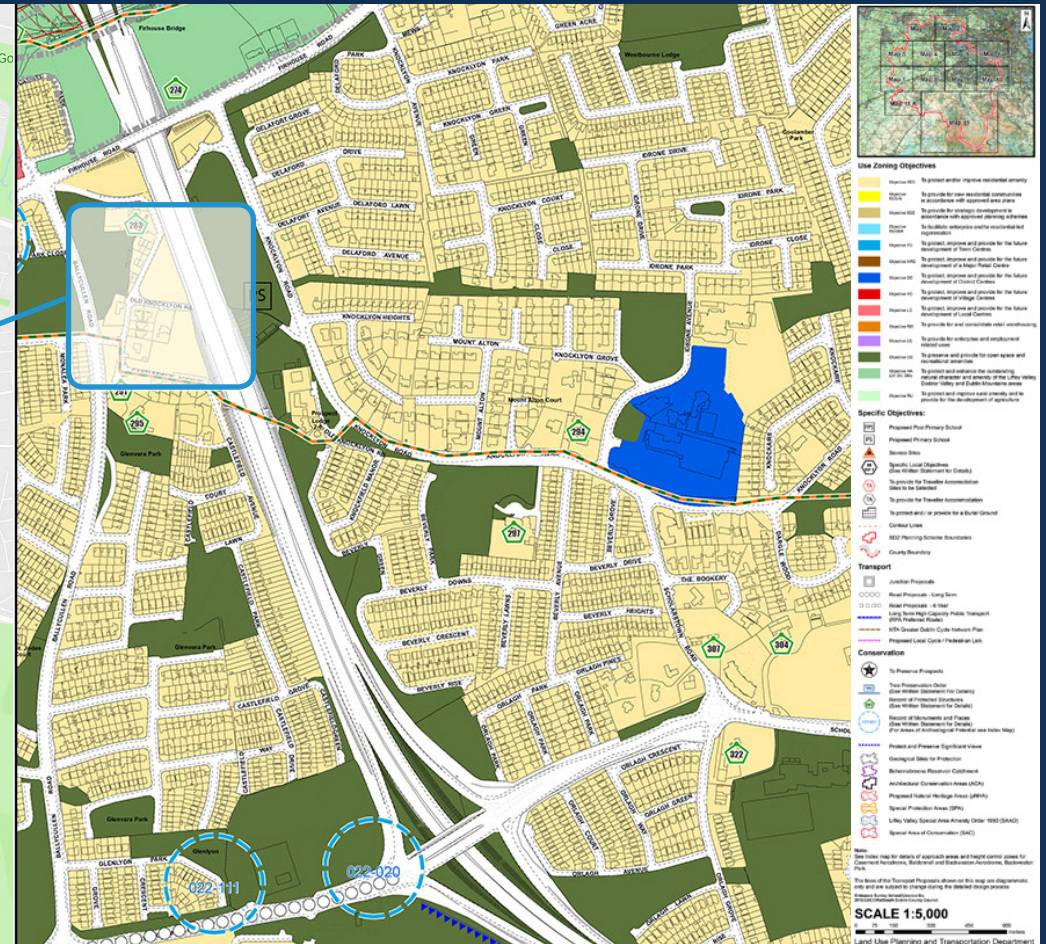
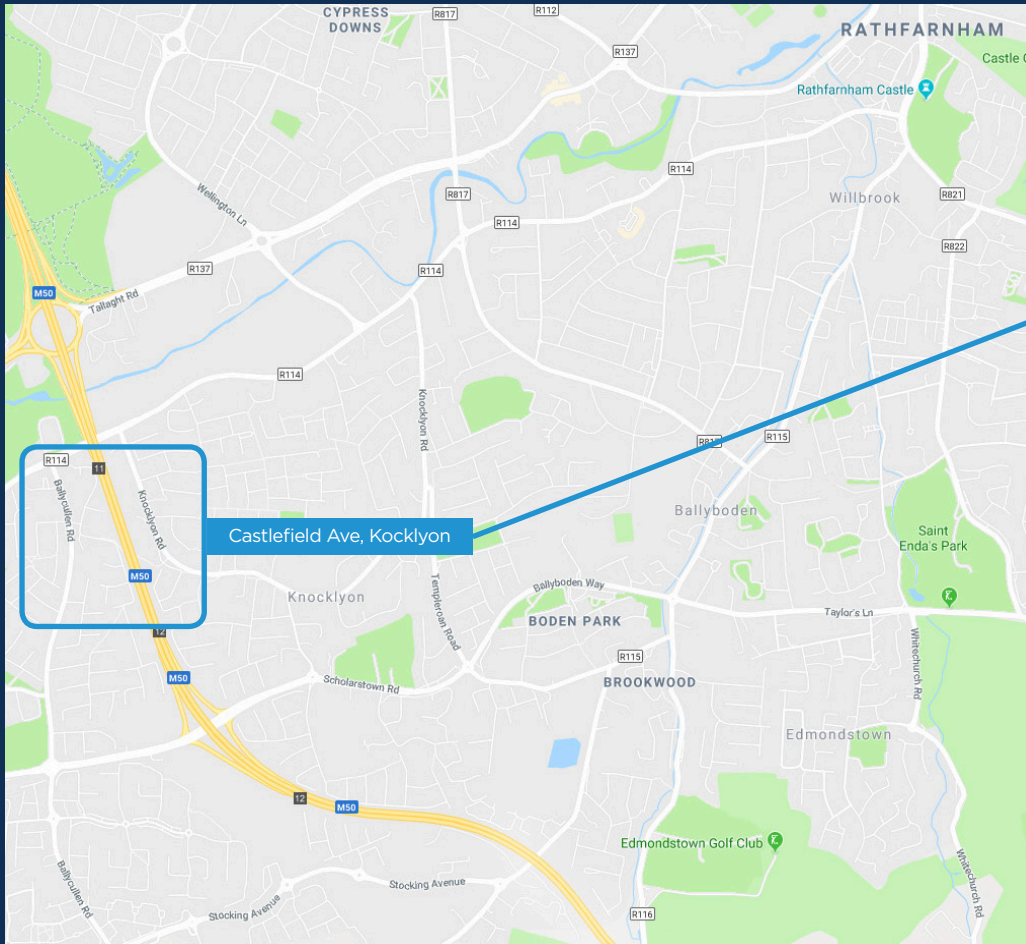
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