



PRIME RESIDENTIAL DEVELOPMENT SITE

C. 1.3 Ha (3.2 Acres) Residentially Zoned Lands Glebe Road off Enniskerry Road, Kilternan, D18.

- Site area approx. 1.3 ha (3.2 acres).
- Zoned residential.
- Exceptional location in this highly sought-after residential suburb.
- Within 3km of Exit 15 on the M50 (Carrickmines) and the LUAS Line Green Line on Ballogan Road.
- Suit low/medium density development (subject to planning permission).

DOUGLAS NEWMAN GOOD
DNG

ADVISORY DIVISION

T: 01 4912600

C. 1.3 Ha (3.2 Acres) Residentially Zoned Lands

LOCATION

The lands are situated off the Enniskerry Road, adjacent to the entrance to Kilternan National School. Kilternan is an extremely appealing, sought-after South County Dublin location which is less than 3km from the M50 Interchange (Exit 15 Carrickmines) and the LUAS Green Line stop at Ballyogan.

Only 30 minutes drive from Dublin City Centre and with Stepside, Cabinteely and Foxrock Villages all within easy reach of the subject land, the area has the appeal of an upmarket South County Dublin suburb coupled with the charm of a rural setting.

All necessary amenities are located nearby including superb shopping facilities in Carrickmines, Sandyford, Cornelscourt and of course Dundrum Shopping Centre. Well known for its excellent sporting and leisure pursuits, Kilternan's environs boasts a superb variety of local golf courses, equestrian centres, tennis clubs and attractive walks in the Dublin/ Wicklow Mountains. Both primary and secondary educational facilities are also exceptionally well catered for with numerous superb primary and post-primary schools located nearby.

The subject lands are strategically positioned to take advantage of the substantive development proposed for the Kilternan area over the forthcoming years with major mixed use development set to transform the area in the future, whilst still retaining its attractive, rural appeal.



Glebe Road off Enniskerry Road, Dublin 18

DESCRIPTION

The lands comprise a predominantly regular shaped parcel of land extending to approximately 1.3 ha (c. 3.2 acres) and are currently in pasture. Access is provided via a right of way from the Enniskerry Road.

The property adjoins Cowper Care Retirement Home to the south. Existing agricultural lands form the eastern, western and northern boundaries.

ZONING

Under the Adopted Kilternan/ Glenamuck Local Area Plan 2013, the subject lands are zoned "Objective A", low density residential development – "to protect and/or improve residential amenity".

SERVICES

We understand that all main services are available to the property but would advise all interested parties to satisfy themselves as to the availability and adequacy of same.

TITLE

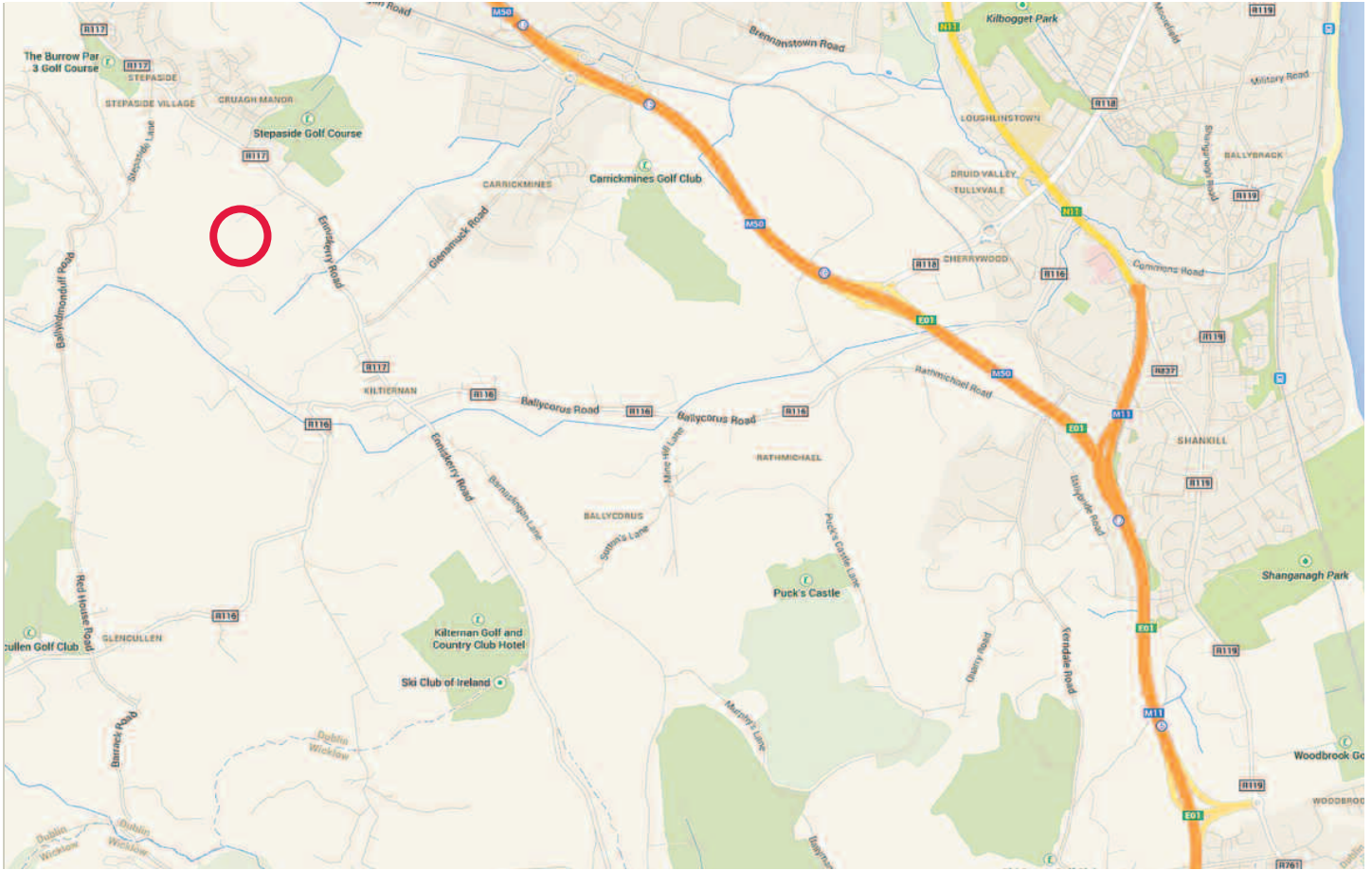
We understand the property is held freehold.

VIEWING

Inspection of the property is strictly by appointment with the sole selling agents.



C. 1.3 Ha (3.2 Acres) Residentially Zoned Lands - Glebe Road off Enniskerry Road, D18



Ordnance Survey Ireland Licence No AU 0014114 Government of Ireland

Selling Agent:

Gemma Lanigan BA MIPAV

DNG New Homes, Development and Advisory Division,

30 Leeson Park,

Ranelagh,

Dublin 6.

T: 01 491 2600 D: 01 4912610

E: gemmalanigan@dng.ie

PSL No. 002049

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