

LISSENHALL, SWORDS - 8.3 ACRES (APPROX.)

HIGH-PROFILE STRATEGIC DEVELOPMENT SITE - FOR SALE (S.P.P.)

R132

METROLINK
Proposed
Estuary Station

 M1

 Knight
Frank

Lissenhall, Swords, Co. Dublin

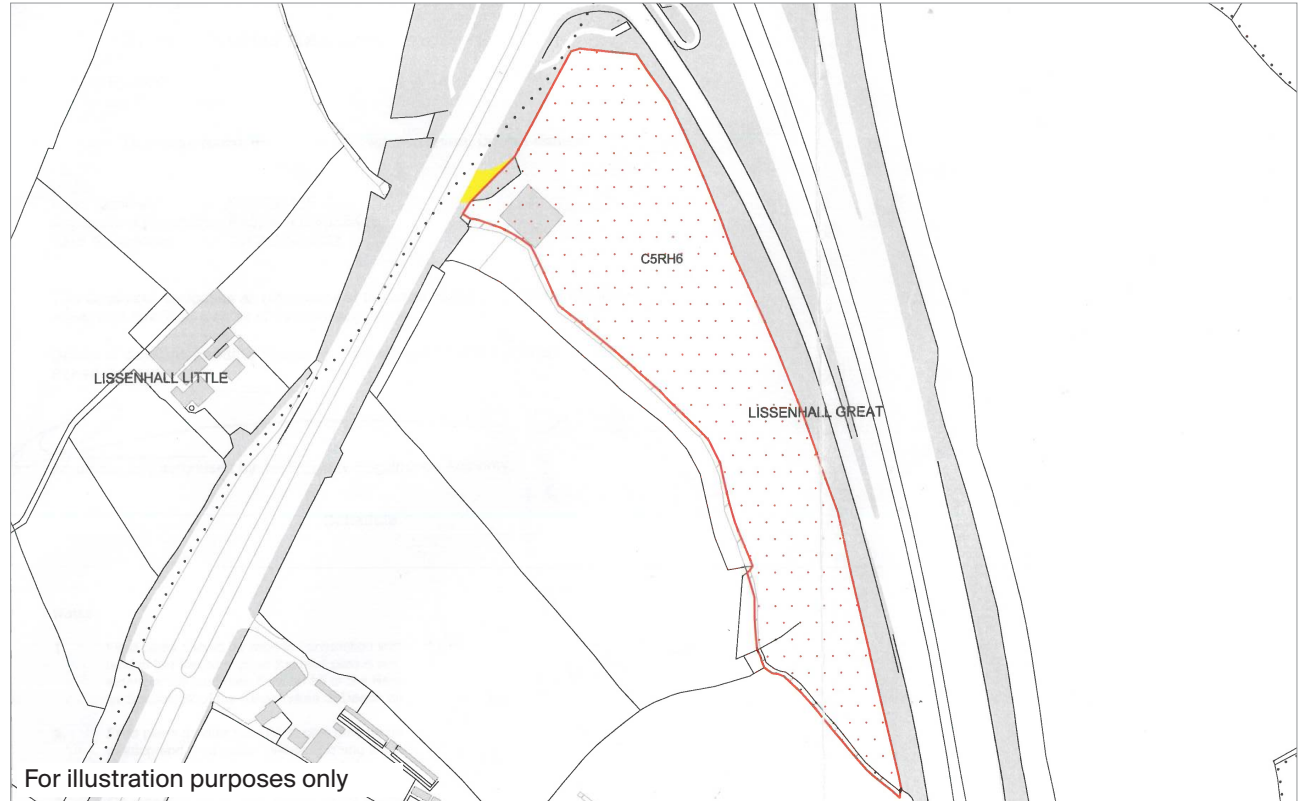
8.3 acres (approx.)

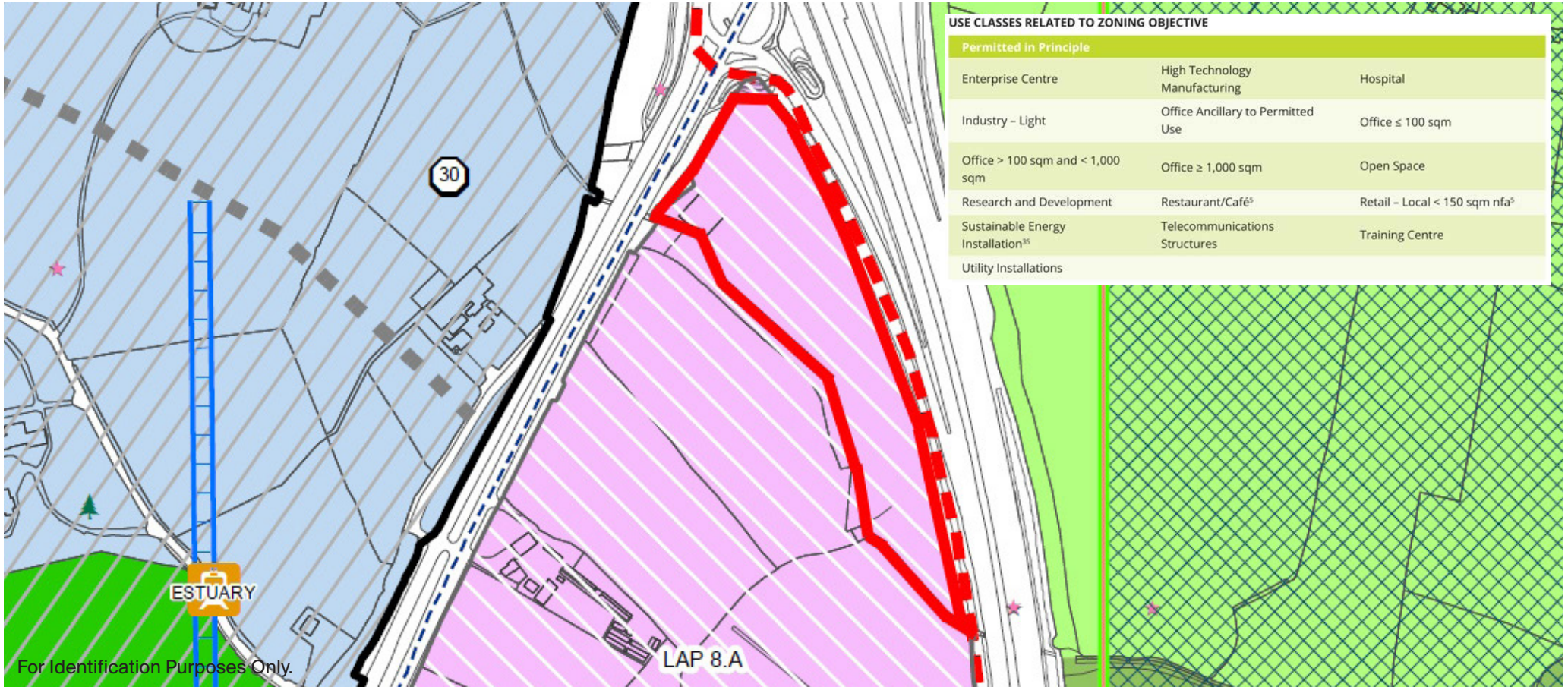
Description

The lands which extend to 8.3 acres / 3.37 hectares are currently in agricultural use with hardstanding yard and agricultural sheds which are currently in use. The lands enjoy a high-profile location between the M1 Motorway and R132 to the south of Donabate Junction 4 off the M1 and are currently accessed off the R132 regional road.

The site is located less than 750m from the proposed Estuary Park & Ride station of the Metrolink Railway Line which has significant positive implications for the development potential of the site, with greater employment densities and opportunities being achievable on site in such close proximity to proposed Metrolink services.

The lands are located approximately 2km from Swords Town Centre, 11km to the M50 Motorway & Port Tunnel and 7km from Dublin Airport. The property is situated within 2.5km from the main street in Swords Village providing easy access to a wide range of amenities including restaurants, cafes and shops.





Zoning

Under the Fingal Development Plan 2023-2029, the subject site is zoned Objective “HT – High Technology”, the objective of which seeks to “Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.”.

The vision for this objective seeks to facilitate opportunities for high technology, high technology and

advanced manufacturing, major office and research and development-based employment within high quality, highly accessible, campus style settings. The HT zoning is aimed at providing a location for high end, high-quality, value-added businesses and corporate headquarters.

The lands are identified for a LAP, which was prepared under the Lissenhall East Local Area Plan 2023 and

provides as the overarching local guidance framework for development within Lissenhall East, with a particular focus on proximity to the future planned Metrolink route.

Downey Planning have undertaken a planning assessment report on the lands which is available upon request.



Scan for Google
Maps location



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20-21 Upper Pembroke
Street, Dublin 2

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Price on application.

Viewing strictly by appointment

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