



## FOR SALE BY FORMAL TENDER

BY 5PM ON THURSDAY 12 TH OCTOBER 2017 (unless previously sold)

Prime Residential Development Site off Main Street, Lucan, Co. Dublin.

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Ready to go site with Full Planning Permission for 9 Units  
c. 0.18 Ha (c. 0.444 Acres) planning reference SD16A/0446



## LOCATION

The site is situated off Main Street, Lucan and all the local amenities it has to offer including shops and restaurants. The site consists full planning permission (planning reference SD16A/0446) for a block of six, two bedroom apartments (c.77 sqm – c.83.9 sqm). One detached four bedroom house (c.131.55 sqm) and two four bedroom semi-detached houses (c.113.9sqm). This location is an extremely appealing and is a very highly sought-after area of South County Dublin with many of the best primary and post primary schools in the vicinity. The site is also easily accessible to the N4 ( Lucan Exit) and less than 14km from Dublin City Centre thus combining the appeal of an upmarket South County Dublin suburb.

All necessary amenities are located nearby including superb shopping facilities in nearby Liffey Valley. Well known for its excellent sporting and leisure pursuits, Lucan environs boasts a superb variety of local golf courses and attractive walks along the river Liffey. Both primary and secondary educational facilities are also exceptionally well catered for with numerous superb schools located nearby.

## ZONING

Under the current South Dublin County Council Development Plan 2016 - 2022, the subject lands are zoned "Objective DC" – to protect, provide and/ or improve district center facilities".

## DESCRIPTION

Comprising a site c. 0.18 Ha (0.44 acres) accessed via right of way from Main Street.

## 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.

## DIRECTIONS

From N4: take exit 3 and turn right onto R136. Proceed to the next junction onto R835 to Lucan village, take right exit onto Chapel Hill road and continue to Lucan village. At the roundabout continue straight and the site is on the left hand side.

## TITLE

We understand the property is held freehold.

## VIEWING

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

**GUIDE PRICE: €750,000**

## SOLICITORS

Mr. Shane Mc Namara

John O'Connor Solicitors, 168 Pembroke Road, Dublin 2

FOR FURTHER INFORMATION PLEASE CONTACT SELLING AGENTS,  
DNG NEW HOMES, DEVELOPMENT AND ADVISORY DIVISION

Gemma Lanigan

T: 01 4912610

E: gemmalanigan@dng.ie

Eddie Moran

T: 01 4912654

E: eddiemoran@dng.ie



*\*All images/maps for illustrative purposes only; not to scale.\**

DOUGLAS NEWMAN GOOD  
**DNG**  
**ADVISORY DIVISION**



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