

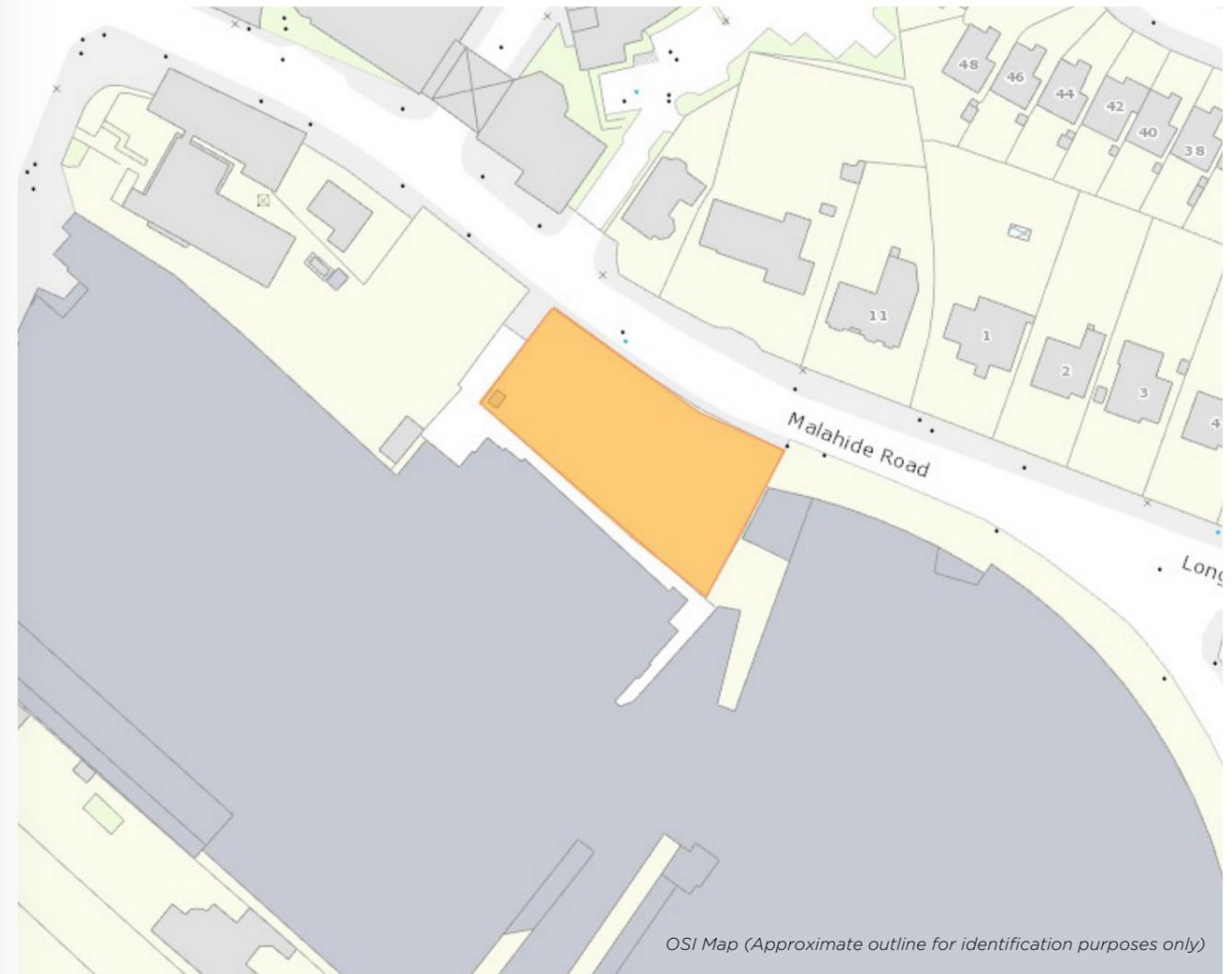


# DEVELOPMENT SITE AT 6 MALAHIDE ROAD SWARDS, CO. DUBLIN

**FOR SALE BY PRIVATE TREATY**

Town Centre Development Opportunity (SPP)  
Approx. 0.11 ha (0.28 acres)





# OVERVIEW

- › Site extending to approx. 0.11 ha (0.28 acres)
- › Excellent development site prominently located along Malahide Road
- › Conveniently located adjacent to Swords Town Centre
- › Also located next to Swords Pavilions Shopping Centre, the largest Shopping Mall in North County Dublin, and Swords Central Shopping Centre
- › Zoned Objective MC - 'to protect, provide for and/or improve major town centre facilities'
- › Would suit a wide variety of uses (subject to the necessary planning consent)

## LOCATION

The property is located along Malahide Road in Swords Village adjacent to Swords Central Shopping Centre 'The Pavilions' which is the largest Shopping Mall in North County Dublin. It comprises of 2,000 car parking spaces and over 100 shops.

Swords is located approx. 17km north of Dublin city centre and is a thriving and prosperous town in the heart of Fingal. It is a mature residential location with an abundance of local amenities.

With a population of approximately 42,000, Swords has attracted much investment from multi-national companies eager to do business in the town, it's easy to see why, with the wealth of amenities in Swords and the surrounding area of Fingal and the close proximity to Dublin Airport and City Centre.

The site is located approx. 3km from Junction 4 on the M1 and approx. 17km north of Dublin city centre.

## DESCRIPTION

The site area covers approx. 0.11 ha (0.28 acres) and has a hardcore surface with walled surround.

It has road frontage of approximately 47 metres onto the Malahide Road (R106) with The Pavilions Shopping Centre and Swords Central Shopping Centre located to adjacent to the site.

## ZONING

The subject site is located in an area zoned Objective MC; "to protect, provide for and/or improve major town centre facilities" within the Fingal Development Plan 2017 - 2023 as per zoning map.

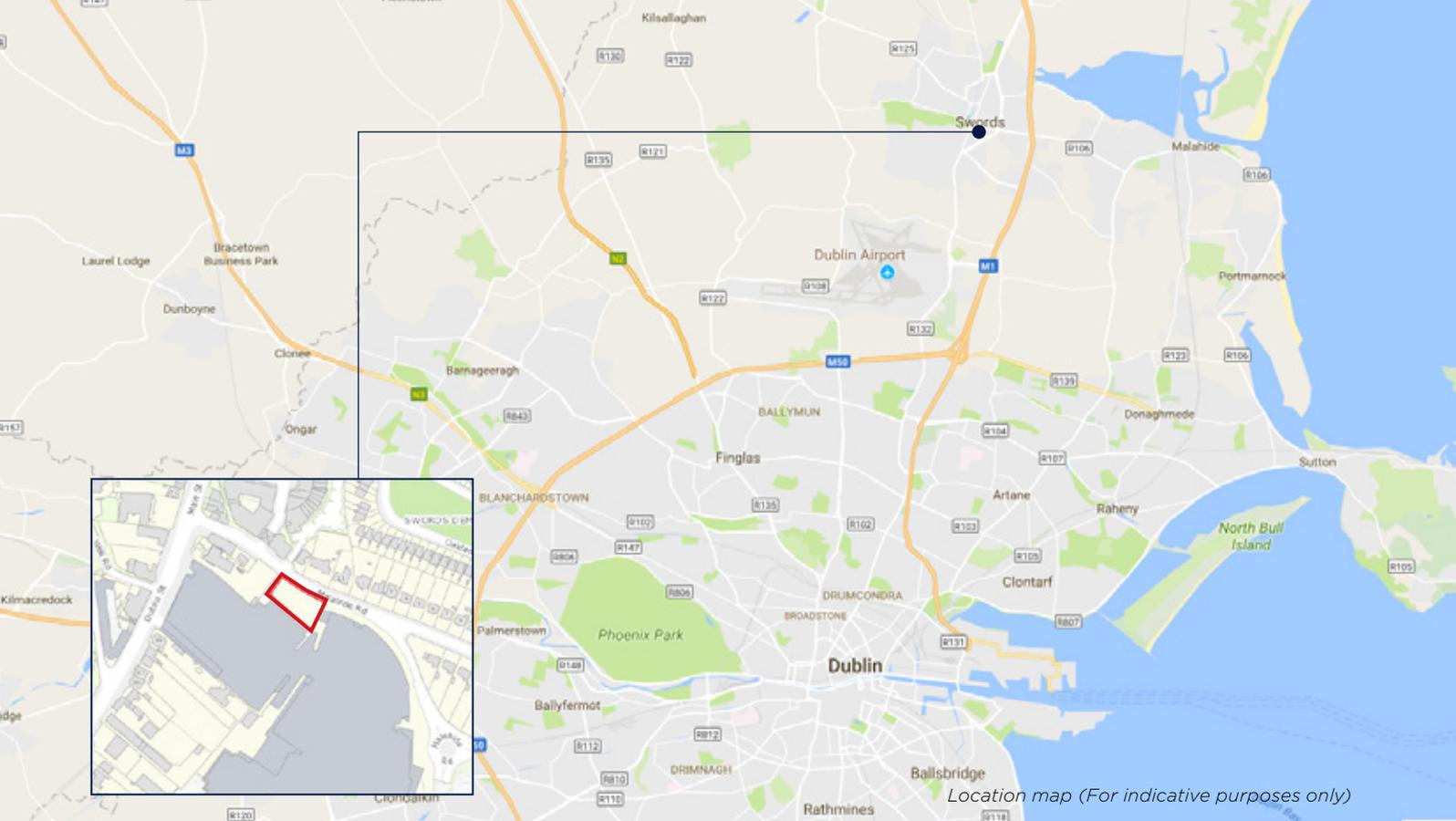
The purpose of this zoning objective is to consolidate the existing Major Towns in the county and to further develop these centres by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation, civic and cultural, leisure, residential uses and urban streets.

## DEVELOPMENT POTENTIAL

Under the zoning objective the site would ideally contain a mixed use scheme subject to the necessary planning approvals.



Zoning Map - Extract from the Fingal Development Plan 2017-2023



Location map (For indicative purposes only)

## CONTACT & FURTHER INFORMATION

### METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

### TITLE

We understand that the site is held freehold. Full details on title can be made available by the Solicitor.

### SERVICES

We understand that all the mains services are available to the site, however all interested parties are advised to satisfy themselves on the availability and adequacy of all services.

### SOLICITOR

Smith Foy & Partners  
59 Fitzwilliam Square  
Dublin 2

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### SELLING AGENTS



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