

GRACEFIELD ROAD, ARTANE, DUBLIN 5

0.10 ACRE SITE WITH F.P.P. FOR 2 SEMI-DETACHED HOUSES



GRACEFIELD ROAD

ARTANE, DUBLIN 5

0.10 Acre site

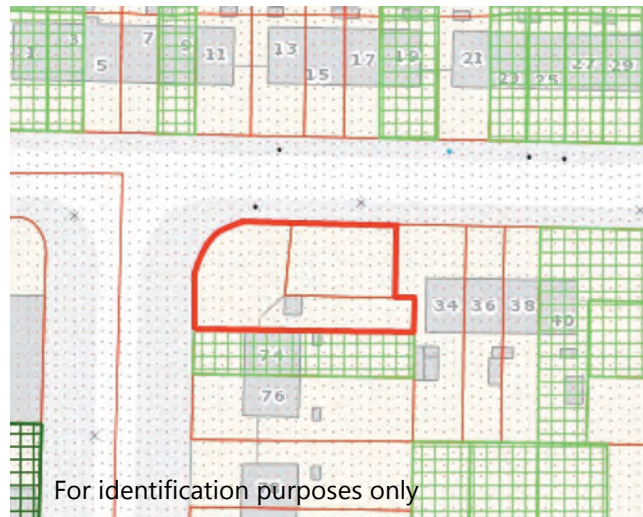
F.P.P. for 2 semi-detached houses

The site extends to approx. 0.10 acres and is located at the corner of Mask Road and Gracefield Road in Artane, Dublin 5.

The subject site represents a residential redevelopment opportunity which is situated less than 6km from Dublin City centre. The immediate surrounding area is an established residential neighbourhood with a wide verity of amenities.

The site is situated within approx. 200 metres of both St. Brendan's National School and Scoil Chaitriona. Furthermore, the Malahide Road is within 300 metres while the Harmonstown DART Station is within 700 metres providing easy access to Dublin City.

DART > 0.7km
Dublin City > 6.0km
M50 > 1.6km



For identification purposes only



Planning

On the 28th June 2007 D.C.C. granted permission (2338/07) for the construction of 2 no. semi-detached 3 bedroom houses on the site.

On the 4th April 2011, D.C.C. granted permission (4178/10) for alterations to previously approved plans ref. no. 2338/07 to provide 2 no. semi-detached 2 storey, 1,119 sq.ft., 3 bedroom revised house types with vehicular access onto Gracefield Road and all associated site works.

On the 25th April 2016 an application for an extension of duration of permission for plan number 4178/10/x1 was granted until 18th May 2021, within which time the works must be completed.

Zoning

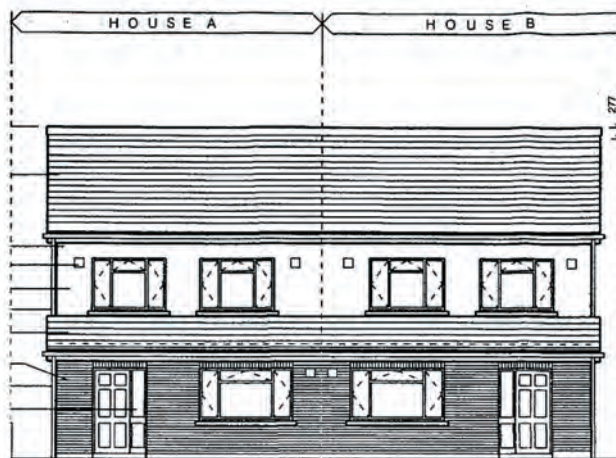
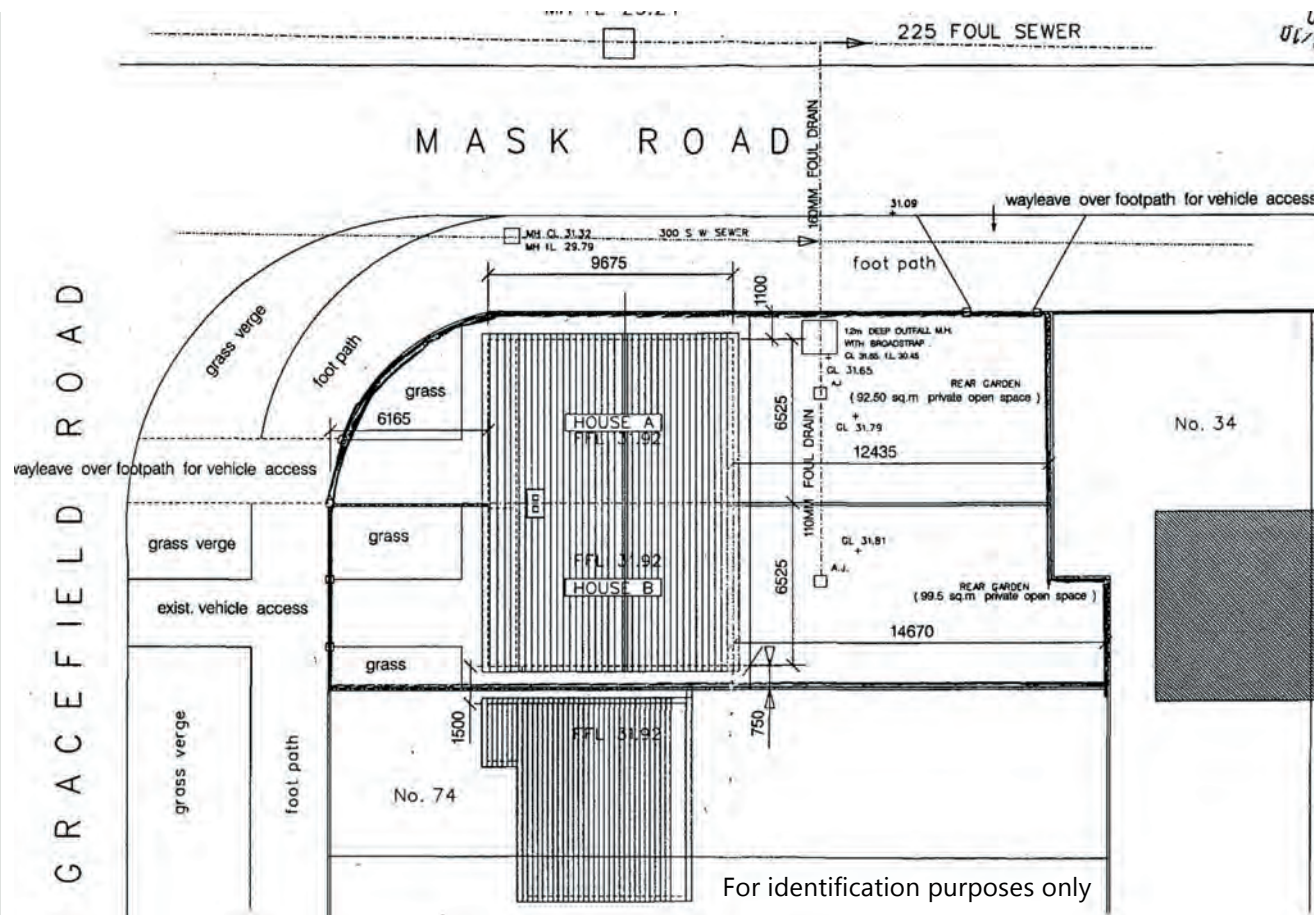
Under the Dublin City Development Plan 2016 – 2022, the site is zoned Objective Z1: Sustainable Residential Neighbourhoods, that is 'to protect, provide and improve residential amenities'.

Viewing

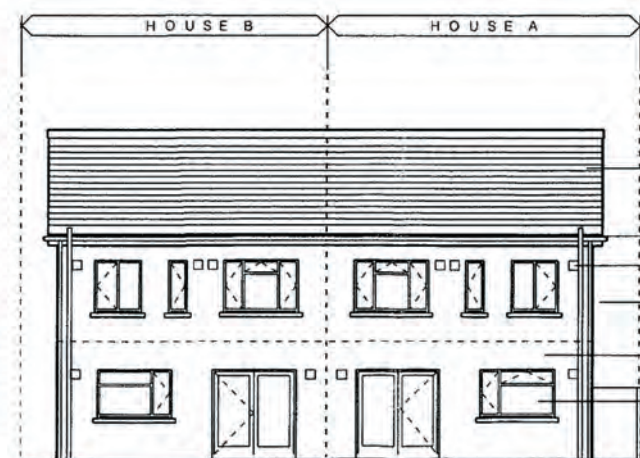
Strictly by appointment only.

Guide Price

On application.



PROPOSED FRONT ELEVATION (Gracefield Road)



PROPOSED REAR ELEVATION

