

# FOR SALE BY PRIVATE TREATY

# 13.08 HECTARES (32.4 ACRES), TYRRELSTOWN

Dublin 15

## Key Benefits

- Comprises approximately 13.08 hectares (32.4 acres)
- Zoned HT – High Technology
- Part of the site benefits from FPP for a Petrol Filling Station & Drive Thru Restaurant
- Available in one or more lots
- Extensive landholding
- Excellent infrastructure links – M50/M1, Dublin Airport

## Contacts

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**Aerial Photo** – For identification purposes only

### DISCLAIMER

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### Location

The subject property is situated in Tyrrelstown, Dublin 15 and lies adjacent to the Carlton Hotel and immediately east of Tyrrelstown District Centre.

The lands, situated approximately 13km northwest of Dublin city centre, are positioned on a prominent corner site on the recently constructed N2/N3 link road, within easy access to Blanchardstown, Dublin Airport and the main arterial routes off the M50.

Hollywoodrath, a recently launched housing development adjacent to the subject lands will provide a total of 455 dwellings to accommodate the growing demand for residential units in the area.

Tyrrelstown is within close proximity of Damastown Industrial Estate, one of Dublin's largest industrial estates, which includes a major IBM campus. Additional commercial employers in the area include IBM, Bristol-Myers Squibb and PayPal.

### Zoning

The property is currently zoned Objective HT – 'to provide for office space, research and development and high technology type employment in a high quality built and landscaped environment' - under in the Fingal County Council Development Plan 2011-2017.

### Title

We have assumed title is Freehold/Long Leasehold.

### Description

The entire land holding extends to approximately 13.08 hectares (32.4 acres) and lie adjacent to the Carlton Hotel on a prominent corner site which benefits from double frontage on to the N2/N3 Link Road.

Access to the property is provided directly off the newly opened N2/N3 link road. This new dual carriageway joins the N3 at Blanchardstown to the M2 at Cherryhound via Tyrrelstown and the Ratoath Road.

A new internal road structure for a larger land holding has been constructed and access is due to be provided the roundabout adjacent to the Carlton Hotel.

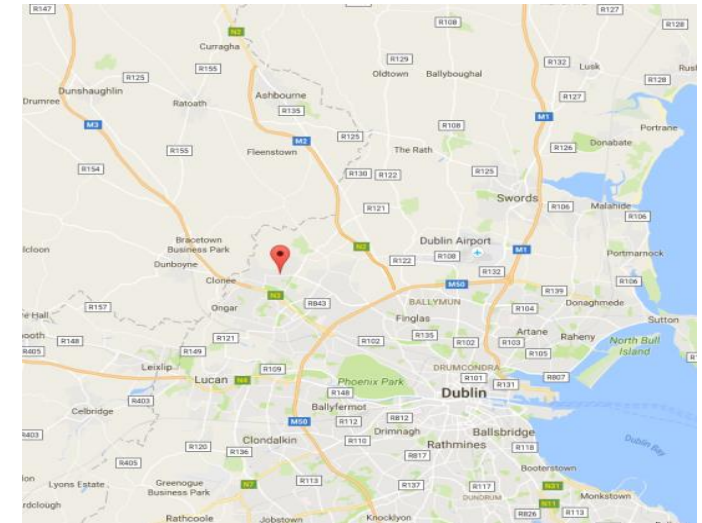
### Planning Permission

A portion of the lands extending to approximately 0.97 hectares (2.4 acres) benefit from full planning permission for the development of a 343 sq m (3,692 sq ft) petrol filling station and a 375 sq m (4,036 sq ft) drive thru restaurant from Fingal County Council (Ref No: FW12A/0106).

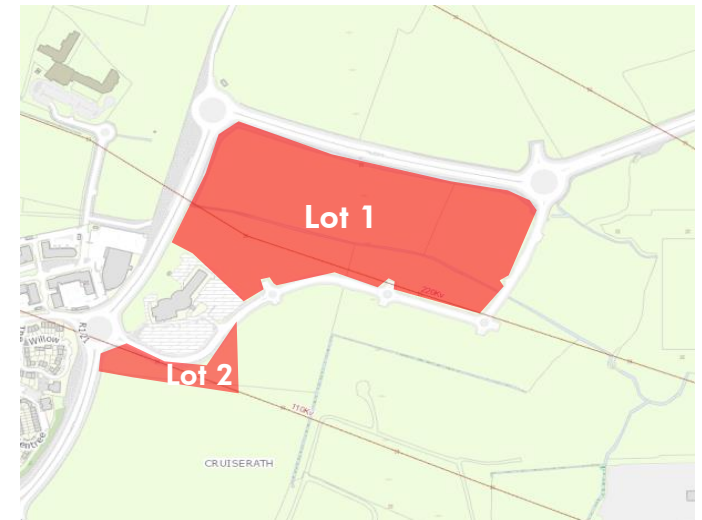
### Services

We understand the property has the benefit of all mains services.

However interested parties are required to satisfy themselves on the adequacy and availability of services to the property.



Location Map



OS Map Extract – for identification purposes only

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