

Dublin City Centre

Dun Laoghaire Harbour

Howth Harbour

Killiney Beach

CONNA

Lisney

Detached House on 0.332 ha (0.82 acre)
of prime development land at **Conna**,
Abingdon Park, Shanganagh Rd, Shankill, Dublin 18

CONNA

FOR SALE

BY PRIVATE TREATY

A *rare development opportunity* at Conna, Abingdon Park, Shanganagh Road, Shankill.

- A **MOCK TUDOR** house situated on residentially zoned lands extending to approx. **0.332ha (0.82 acres)**
- Located on the east side of the highly sought-after residential location of **Shanganah Road**, Shankill
- Positive feasibility study for the development of **32 apartments** laid out in one block
- The site offers a wonderful opportunity to acquire and develop a much-needed **boutique apartment scheme** in the Shankill area, subject to planning
- Will be of interest to numerous parties such as housebuilders, developers and investors given it's **strategic development potential** in the short term

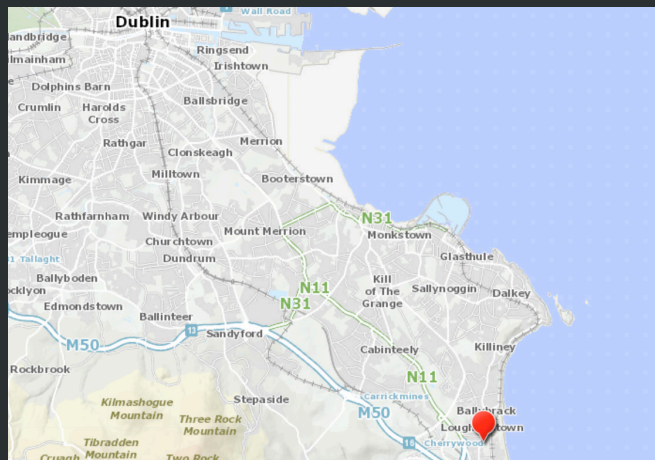


LOCATION

The property is located on the east side of the Shanganagh Road, in the highly sought after residential area of Shankill. The site is located approx. 1.3km north of Shankill main street, 6.5km south of Dun Laoghaire and 16km south of Dublin city centre.

The area is well served by public transport, with Shankill Dart Station is approx. 800m south of the subject property (walking across Rathallsagh from the front gate), providing convenient access to Dublin City Centre and surrounding areas. Dublin Bus routes 7b, 145 and 155 connect Shankill with the city centre. The 45a connects the area to Dun Laoghaire and routes 84 and 84a link the area with Blackrock. The M50 Orbital Motorway route is located approximately 2.7km west of the subject property. The property is located within 5 minute walk from Shankill beach.

The surrounding area is predominantly residential nature and is within walking distance of the wonderful array of amenities on offer in the nearby Shankill main street, which include a host of shops, bars, restaurants and leisure facilities.



DESCRIPTION

The property comprises a large detached mock Tudor house situated on a regular shaped site extending to 0.332ha (0.82 acres). The lands are generally flat in topography.

The lands are accessed via Shanganagh Road. The site is bordered to the north by the infill housing development known as River Lane Grove, to the south by an adjoining field and to the east Clifton Park. The entire site is bordered by mature trees, offering privacy from the nearby housing developments.

The lands benefit from a positive feasibility study prepared by Jones & Kelly Architects for the development of three storey over basement apartment block providing for 32 no. apartment in total. The breakdown of the potential scheme is below:

Style	Number	M ² Average	Ft ² Average
Studio	5	39.20	422
One bed	10	48.26	519
Two bed	14	73.46	791
Three bed	3	95.37	1,027

TOWN PLANNING

The property is located in an area which is zoned Objective A (Existing Residential) under the Dun Laoghaire Rathdown County Council Development Plan 2016-2022

"To protect and-or improve residential amenity."

TITLE

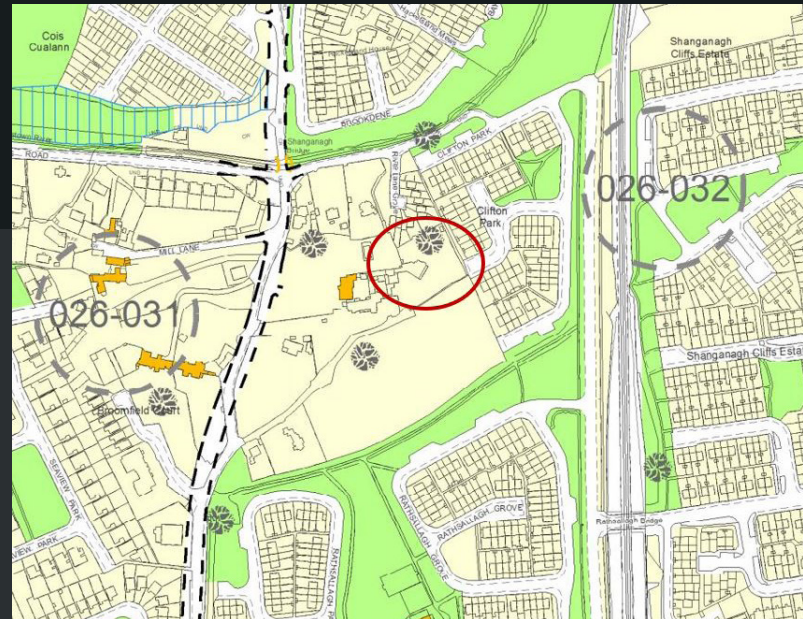
We understand the lands are *freehold*.

BER



PRICE

on application.



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