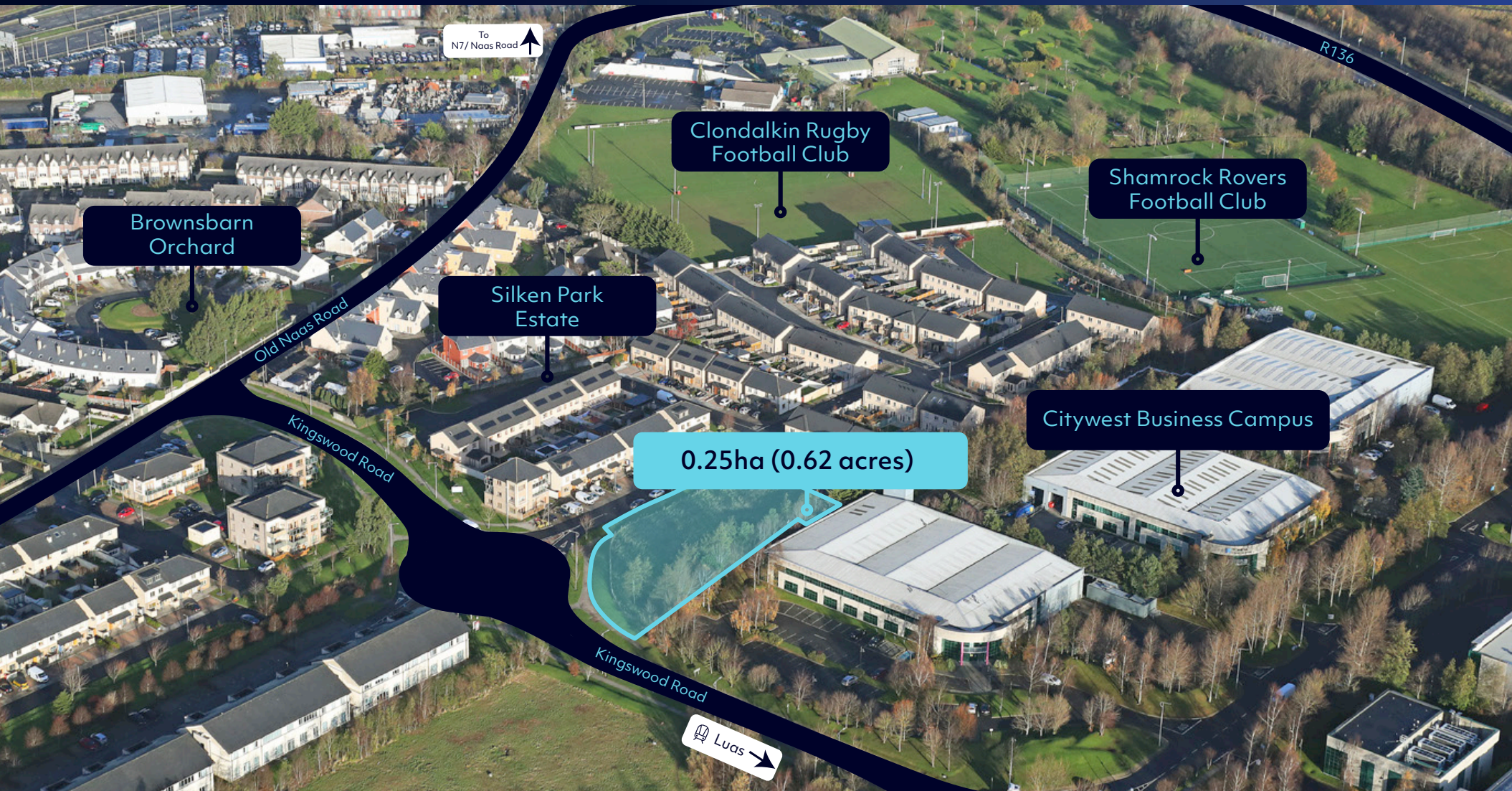


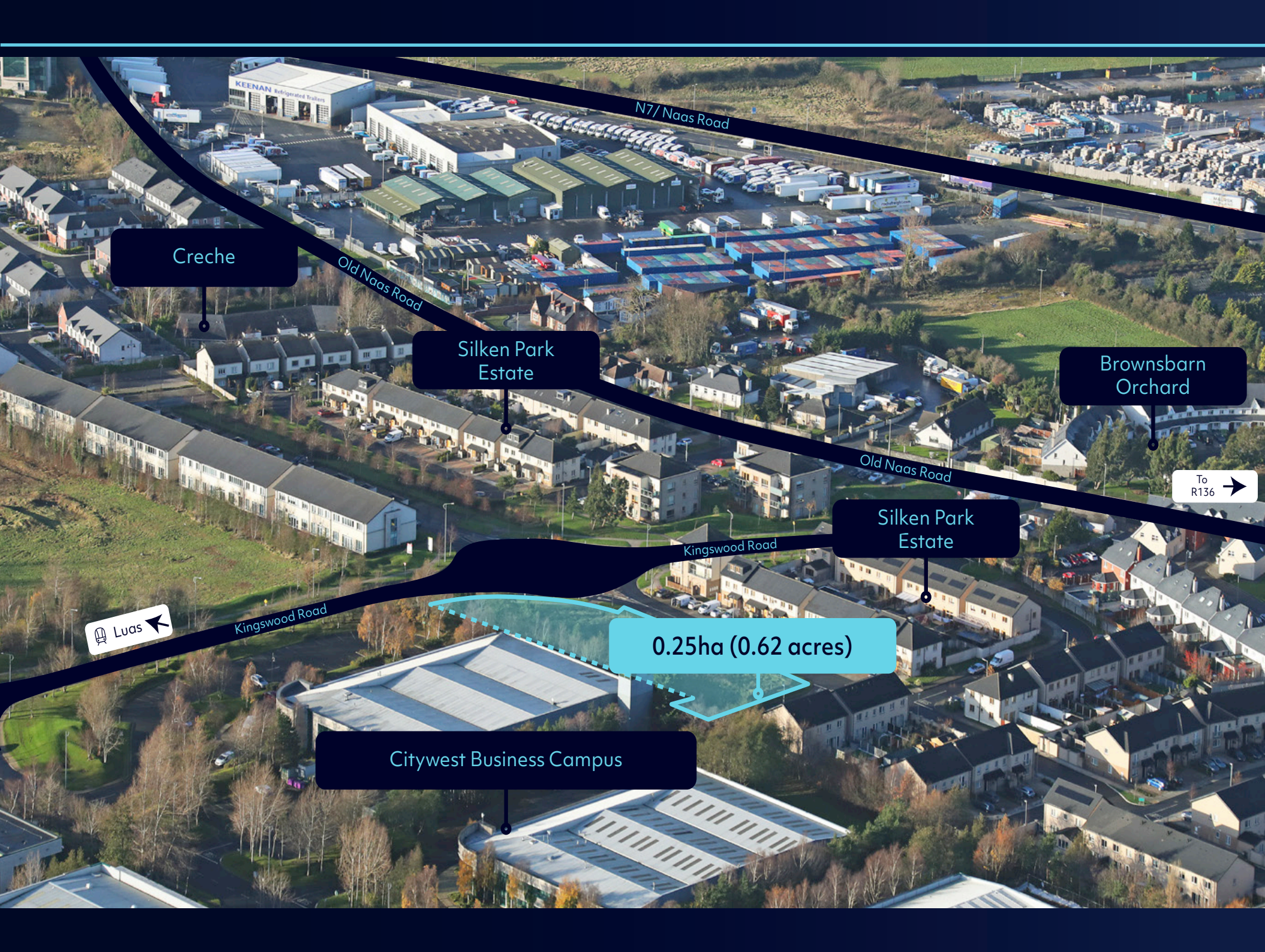
0.25HA (0.62 ACRES) AT SILKEN PARK,
KINGSWOOD ROAD, CITYWEST, DUBLIN 24

FOR SALE



DEVELOPMENT SITE WITH FULL PLANNING PERMISSION
FOR 6 SEMI-DETACHED - RESIDENTIAL UNITS





Creche

Old Naas Road

N7/ Naas Road

Silken Park Estate

Brownsbarn Orchard

Old Naas Road

To R136 →

Silken Park Estate

Kingswood Road

Luas →

Kingswood Road

0.25ha (0.62 acres)

Citywest Business Campus



Prime development site extending to 0.25 ha (0.62 ac res) situated in a highly regarded residential location in Citywest



The site has a positive planning grant to develop 6 semi-detached residential dwellings



Ample local amenities and transport options such as the LUAS within a short distance of the lands



Ideally situated within close proximity to a number of high-profile commercial employers, schools, neighbourhood parks and retail



LOCATION

The lands are ideally located at the entrance of Silken Park residential development on the corner of Kingswood Road and Silken Park Avenue, Citywest, Dublin 24. Citywest is a large residential and commercial hub located approximately 15km southwest of Dublin city centre, 4km west of Tallaght and 6km south of Clondalkin.

Within a short distance of the lands you will find a number of low-high density residential developments and the world class Citywest Business Campus. The lands location means it's

ideally situated within walking distance of all the amenities Citywest has to offer, which include, Citywest Business Campus, Citywest Shopping Centre, Links Creche and Childcare, coffee shops and restaurants.

The site is well connected to public transport with a number of high frequency bus services operating both locally from bus stops within walking distance covering routes into the city centre and surrounding suburban locations. The LUAS station at Cheeverstown is situated approximately 1.3km south of the lands and provides direct access via the Red Line into

Dublin city centre.

Citywest has a long-proven track record for attracting first time buyers with a number of very successful residential developments completed or near completion. The Edwardian style Citywest Village which comprised over 300 no. luxury houses is the most recent example and is currently sold out.



DESCRIPTION

The subject lands comprise an irregular shaped parcel of development land which extends to approximately 0.25 hectares (0.62 acres). The lands are currently laid out in grass and are topographically flat in nature.

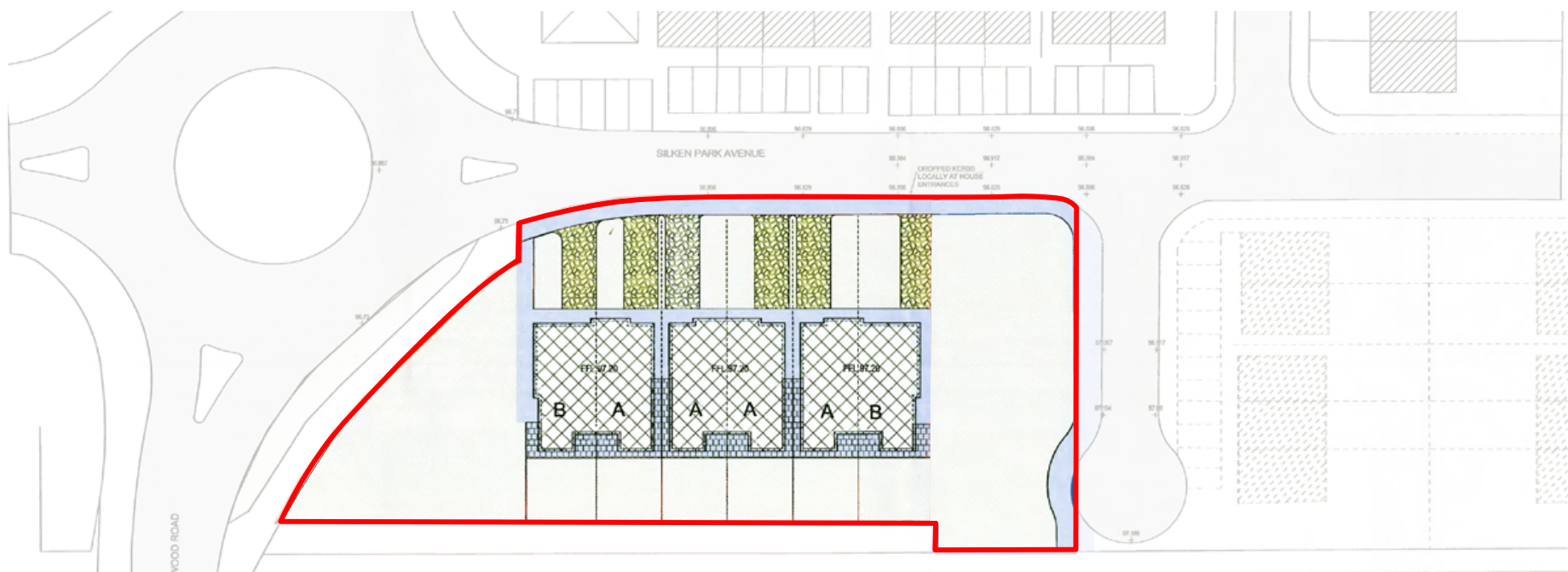
The site is being offered for sale with a full grant of planning permission for the development of 6 nicely apportioned semi-detached dwellings. The lands have the benefit of access and frontage onto Silken Park Avenue and gain from ease of access to the Citywest Business Campus.

PLANNING GRANT

The lands have an existing grant of planning permission for the development of 6 no. semi-detached residential units under planning reference no. SD14A/0123/EP.

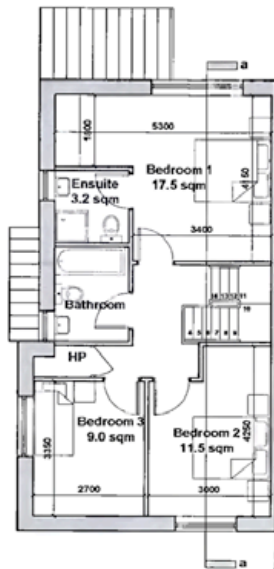
House Type	No. of dwellings	No. of beds	Size Sqm	Size Sqft
A	4	3	118.8	1,279
B	2	3	121.4	1,307
Total	6		718.0	7,730

Full planning pack including site plans, cross sections and drawings are available by request.

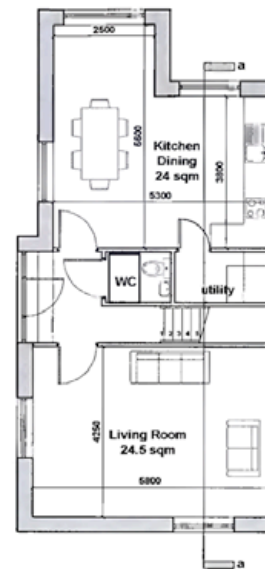


For illustrative purposes only, not to scale.

TYPICAL HOUSE TYPE



First Floor Plan 1:100



Ground Floor Plan 1:100
Area 121.4



Rear Elevation 1:100



Front Elevation 1:100



Side Elevation 1:100

Selected Concrete Ridge
Tiles

Selected Flat Profile
Concrete Roof Tiles

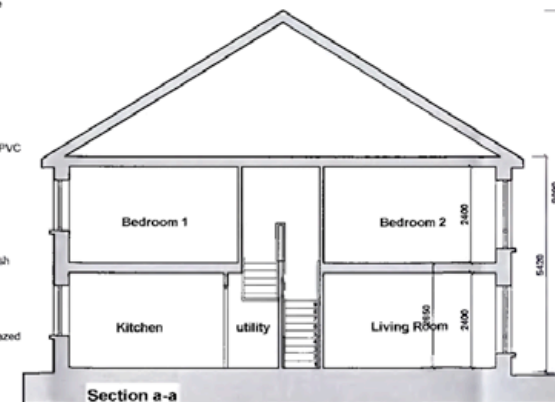
Selected uPVC / Timber
Fascias and Soffits with uPVC
Gutters and Downpipes

Selected uPVC / Timber
Framed Double Glazed
Windows

Selected Concrete Gills
Selected Painted /
Precoloured Render Finish

Selected Brick Finish

Selected uPVC / Timber
Door Set with Double Glazed
Sidelight



For illustrative purposes only, not to scale.

TOWN PLANNING

The subject lands are zoned Objective Res under the Draft South Dublin County Council Development Plan 2022 - 2028 "To protect and / or improve residential amenity".

TITLE

We understand the property is Freehold.

SERVICES

We understand that all main services are available.

PRICE

We are seeking offers by 12pm (noon) on Wednesday, 9th of February to be submitted by hand FAO Mr John Walsh, Arthur Cox, 10 Earlsfort Terrace, Dublin 2.



Further Information and Viewing

Viewings by appointment.

For further information please contact Lisney Development Land team

Ryan Connell Surveyor T: +353 87 449 1742 E: rconnell@lisney.com

Cathal Daughton Director T: +353 87 689 9907 E: cdaughton@lisney.com



Lisney, St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
t: +353 1 638 2700
e: dublin@lisney.com



Davy Hickey Properties
27 Dawson St, Dublin,
D02 A215
T: +353 679 5222
E: info@davyhickey.ie



Arthur Cox Solicitors
John Walsh
T: +353 920 1105
E: john.walsh@arthurcox.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Day Hickey PSRA No. 002222.