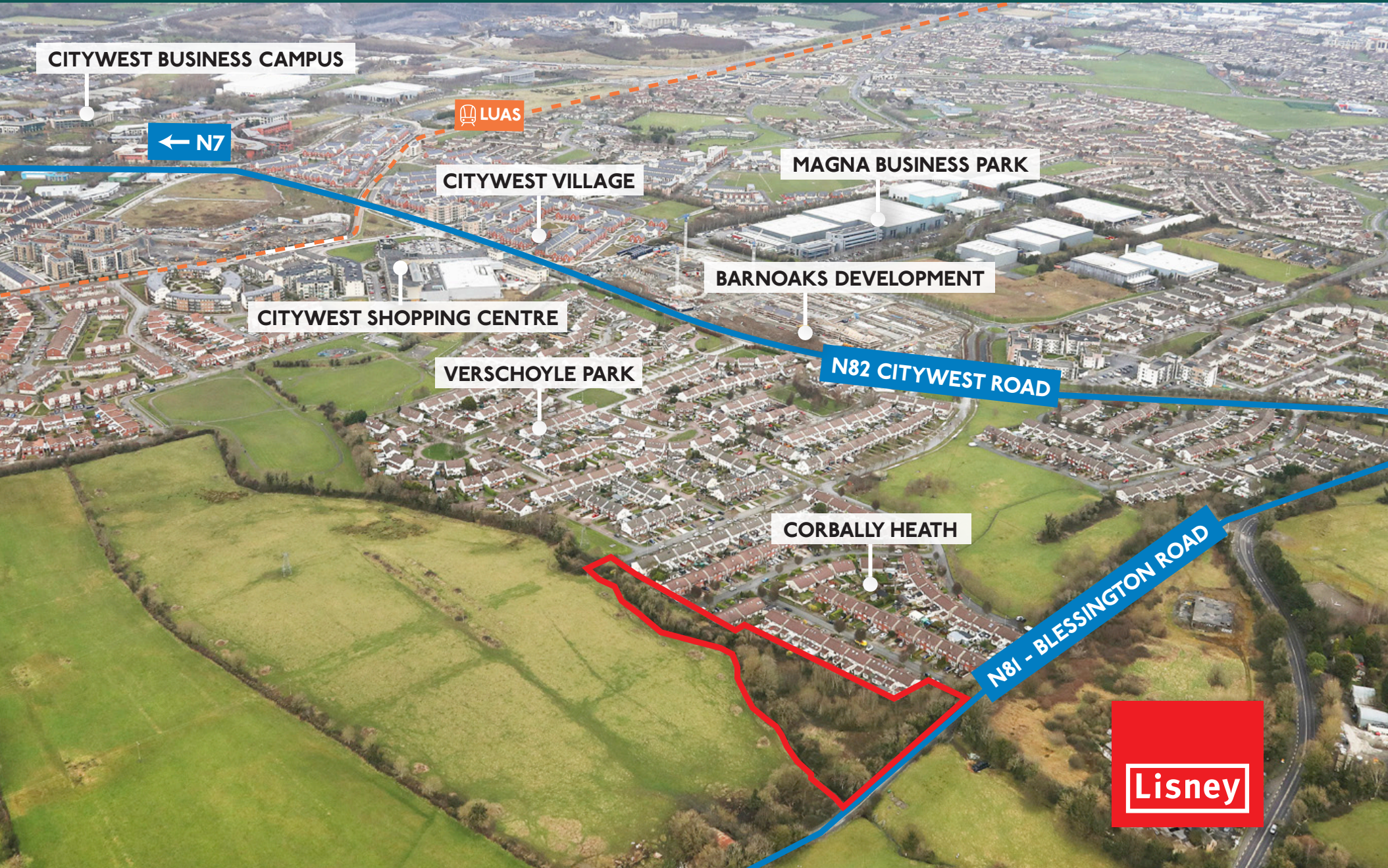


0.85HA (2.1 ACRES) OF PRIME RESIDENTIAL DEVELOPMENT
LAND AT THE BLESSINGTON ROAD, CORBALLY, DUBLIN 24

FOR SALE
BY PRIVATE TREATY



CITYWEST BUSINESS CAMPUS

← N7

LUAS

CITYWEST VILLAGE

MAGNA BUSINESS PARK

BARNOAKS DEVELOPMENT

CITYWEST SHOPPING CENTRE

VERSCHOYLE PARK

N82 CITYWEST ROAD

CORBALLY HEATH

N81 - BLESSINGTON ROAD



THE LOCATION

The lands are located immediately west of the existing Corbally housing development in Dublin 24 and are situated approximately 1.4km south of Citywest Shopping Centre, 20km southwest of Dublin city centre, city centre and 5km west of Tallaght. The world class Citywest Business Campus which commercial occupiers from the pharmaceutical, IT, Electronics, media, food and financial services sector call home are located 2.5km north.

There are a number of newly developed and under construction medium-to high density residential developments within close proximity to the lands. Residential developments within a short distance include Verschoyle, Barnoaks, Citywest Village and Edenbrook.

The site is well connected to public transport links with a number of high frequency bus services operating locally and county wide from bus stops within walking distance. The LUAS station at Fortunestown is located approximately 1.4km north of the property and provides direct access via the Red Line to Dublin city centre.

THE PROPERTY

The property comprises of an irregular shaped parcel of residential zoned lands which extend to approximately 0.85 ha (2.1 acres).

The site benefits from positive zoning and ease of access through the existing mature housing development known as Corbally Glade. The lands offer a purchaser the opportunity to develop (subject to planning) a boutique enclave of highly sought after detached and semi-detached dwellings, in a proven residential location.

The land is currently laid out in grass and is topographically sloping in nature. An architecturally designed indicative layout is available on request. The land is bordered by mature trees and hedgerows which are clearly defined.

HIGHLIGHTS

- Superbly located residentially zoned lands which extends to approximately 0.85 ha (2.1 acres) situated in a highly sought-after residential destination.
- The land is irregular in shape and is within close proximity to educational, recreational, leisure and residential amenities.
- Situated adjacent to a number of mature residential developments.
- The site offers an exceptional opportunity to acquire and develop a much-needed boutique residential scheme subject to planning permission (SPP).
- Zoned Res – N under the draft South Dublin County Council Development Plan 2022 – 2028.
- Will be of interest to numerous parties such as housebuilders, developers and investors given its short-term development potential.

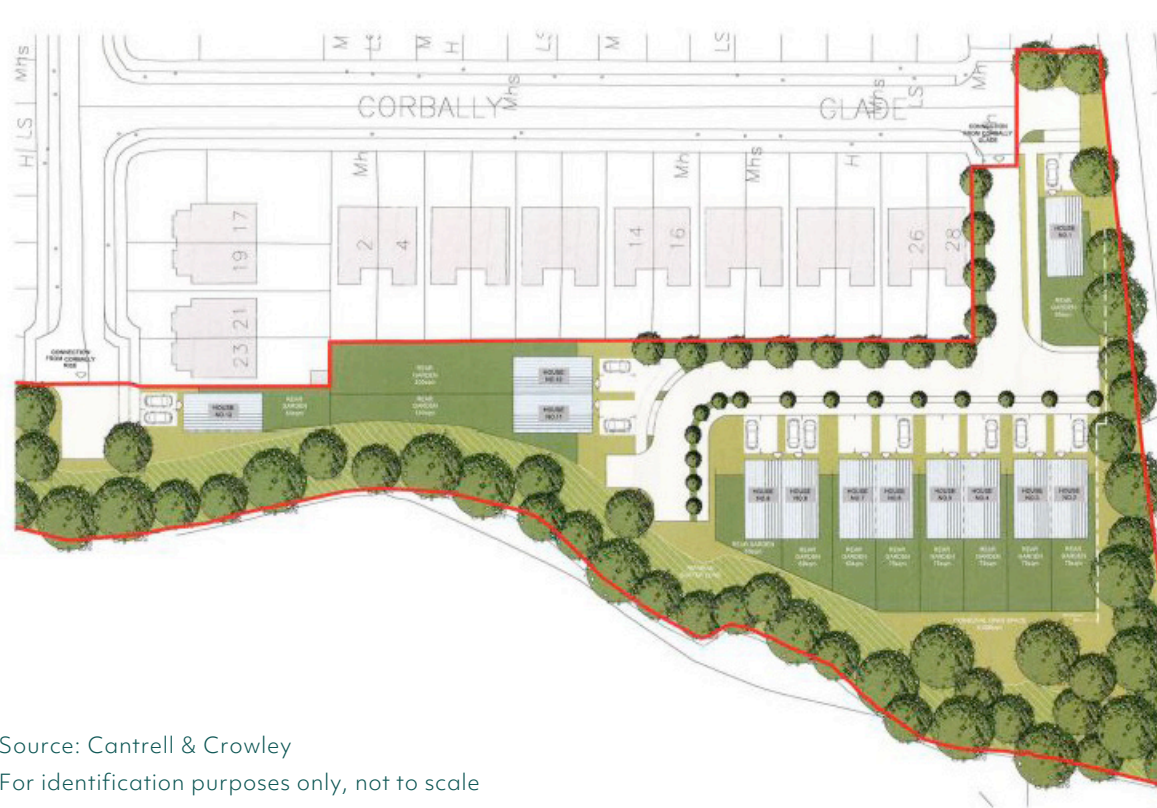
FEASIBILITY STUDY

The land is being offered for sale with the benefit of an indicative site layout (subject to planning) for the development of 12 no. detached and semi-detached dwellings.

TOWN PLANNING

The lands are located in an area zoned Res-N under the Draft South Dublin County Council Development Plan 2022 – 2028.

“TO PROVIDE FOR NEW RESIDENTIAL COMMUNITIES IN ACCORDANCE WITH APPROVED AREA PLANS”



Source: Cantrell & Crowley
For identification purposes only, not to scale

TITLE

We understand the property is Freehold.

BER DETAILS

BER EXEMPT

SERVICES

We understand that all main services are available.

PRICE

Price on Application.

FURTHER INFORMATION AND VIEWING

Viewings by appointment only.

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 2,
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. Davy Hickey PSRA No. 002222.