

On the Instructions of Receiver Myles Kirby  
EXCEPTIONAL RESIDENTIAL  
DEVELOPMENT SITE

APPROX. 2.32 HA (5.73 ACRES),  
PORTERSTOWN ROAD  
CLONSILLA  
DUBLIN 15

LAMBOURN AVENUE

CLONSILLA ROAD

THE VILLAGE

GREENWAY

ROYAL CANAL

TRAIN LINE





## Location

Clonsilla is located just to the south of Blanchardstown Town Centre and has seen a considerable amount of new development in both commercial and residential development over the past three years along the Ongar Distribution Road and new residential developments in Diswellstown and Hansfield.

The property is located on the western side of the Porterstown Road and immediately north of the railway line and Royal Canal with the residential estate known as The Village to the north. It is accessed from Porterstown Road approx. 500m east of Clonsilla train station.

Local retail services are available along Clonsilla Road with a wide range of schools (Luttrellstown Community College and St Mochtas National School) in the area and an abundance of sports clubs including St Mochtas Soccer Club, Castleknock GAA Club and Luttrellstown Castle Golf & Country Club.

The full range of retail occupiers are available in Blanchardstown Town Centre including Dunnes, Pennys, M&S, Next, Heatons as well as Woodies, Homestore & More and Omni leisure centre and the Draiocht Arts Centre.



Located on the western side of Porterstown Road near Clonsilla Main St approximately 2km south of Blanchardstown Village and 10km northwest of Dublin City Centre.



1.5km south of Blanchardstown Town Centre.



Excellent bus and road transport and approx. 400m east of Clonsilla Railway Station.



Planning permission applied through the SHD process March 2021 for 198 BTR units.



Zoned for residential purposes.



Great choice of schools and sports clubs nearby.



Title: Freehold.

## Description

The property comprises an elongated regular shaped site of approx. 2.32 ha (5.73 acres). It is level and boundaries are generally of hedgerows. The site is accessed directly from Porterstown Road. It has a former schoolhouse building located on the eastern side of the site which is a protected structure.

## Zoning

The property situated in an area that is zoned Residential under the draft Fingal Development Plan 2023 - 2028.

## Planning

Planning permission was sought in 2021 for 198 no. Build to Rent apartments, childcare facilities and associated site works. Case reference: TA06F.309622 Old Schoolhouse Site (former Clonsilla School, a protected structure), Porterstown Road, Kellystown, Clonsilla, Dublin 15. ([www.clonsillashd.ie](http://www.clonsillashd.ie)) through the SHD process but it was refused.



# TITLE

Freehold

# Price

On application

## Further Information / Viewing

Strictly by appointment with the sole selling agent Lisney. For further information please contact:

Cathal Daughton

E: [cdaughton@lisney.com](mailto:cdaughton@lisney.com) | T: +353 01-638 2700 | M : +353 087 689 9907

Ryan Connell

E: [rconnell@lisney.com](mailto:rconnell@lisney.com) | T: +353 01-638 2700 | M : +353 087 449 1742

Ross Shorten

E: [rshorten@lisney.com](mailto:rshorten@lisney.com) | T: +353 01-638 2700 | M : +353 087 225 3805



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

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