

FOR SALE

2.43 Hectares (6 acres) at Coldcut Road, Clondalkin, Dublin 22

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(6 acres)
Coldcut Road,
Clondalkin,
Dublin 22

COLDCUT
ROAD

LIFFEY VALLY
RETAIL PARK

B+Q

TESCO

M50

Lisney





Approx 2.43 hectares (6 acres) of land zoned Open Space under the South Dublin County Council Development Plan



Extensive road frontage on to Coldcut Road, Clondalkin



The strategic site offers a potential purchaser the opportunity to acquire a strategically located development site with the potential (subject to re-zoning and planning permission) to accommodate a high density residential development



Situated approx. 1.4km from Liffey Valley Shopping Centre



The lands at Coldcut Road benefit greatly from the existing public transport amenities in the area, which include Dublin Bus and the LUAS

Location

The site is situated in Clondalkin, approximately 11km west of Dublin city centre. The location of this site is noteworthy, with Liffey Valley Shopping Centre within walking distance and with access to a variety of extensive recreational & leisure facilities. There are numerous public transport options available with a number of bus routes within the vicinity and a frequent LUAS service within close proximity to the lands. The site is well connected to the

Irish motorway network with the M50 and N4 a short distance away.

The population of Clondalkin is ever growing due to the commutable distance to Dublin City Centre and the availability of a wide variety of services within the area. Furthermore, the construction of a new interchange bus hub at Liffey Valley as part of the BusConnects development plans will add to the accessibility of the area.

The Property

The subject property comprises of approximately 2.43 hectares (6 acres) of lands. The lands were previously in use as a GAA pitch but have not been used for a number of years. The lands are overgrown but with level topography. They are well fenced by a mixture of concrete block walls and palisade fencing. Access to the lands is currently through Dublin City Services Sports & Social Club. The lands have approximately 120m of frontage onto the Coldcut Road. Additionally, the

subject lands have the potential to be re-zoned under the next development plan for South Dublin County.

The lands are bounded to the north by Coldcut Road, to the south and west by residential housing estates known as Oatfield Crescent and Harelawn Park. Dublin City Services Sports and Social club's Pitch and Putt course and a high density apartment block known as Larchfield House.

Services

Interested parties are advised to make their own enquiries regarding the availability and capacity of services.

Destination	Distance (Km)
Liffey Valley Shopping Centre	750m
N4/M4	3/4
Dublin Airport	18
Dublin Port	15
Dublin City Centre	11



Zoning

The property is situated within an area zoned Open Space (OS) under the draft South Dublin County Development Plan 2022-2028; “To preserve and provide for open space and recreational amenities”.

Uses Permitted in Principle: Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.

Open for Consideration: Agriculture, Bed & Breakfast(In existing premises), Camp Site, Carpark(For small-scale amenity or

recreational purposes only), Cemetery(If provided in the form of a lawn cemetery), Childcare Facilities, Crematorium, Education, Garden Centre, Guest House(In existing premises), Home Based Economic Activities(In existing premises), Hotel/Hostel, Housing for Older People, Outdoor Entertainment Park, Place of Worshipa, Public Services, Recycling Facility, Residential, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.



Title

We understand the property is freehold title.

Price

We are seeking offers in excess of €750,000 for the lands.

Viewing

Viewing is strictly by arranged appointment only with the sole selling agent Lisney.

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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.