

For Sale by Tender

Latest Date for Receipt of Tenders is
12 noon on Thursday 27th November 2025



Dublin City Services Sports & Social Club Grounds

Approx. 10.82ha (26.79 acres) Coldcut Road, Clondalkin, Dublin 22 | D22 X210

Lisney
COMMERCIAL REAL ESTATE



Approx 10.82 Hectares (26.79 acres) of land zoned Open Space under the South Dublin County Council Development Plan.



Extensive frontage to Coldcut Road and the M50.



This strategic site offers a potential purchaser the opportunity to acquire a well-located landbank with future development potential (subject to re-zoning and planning permission).



Situated opposite Liffey Valley Retail Park and close to Liffey Shopping Centre approx. 9km west of Dublin City Centre.



Income can be generated from the existing facilities of floodlit astro pitch, 2 x grass pitches, additional pitch & putt, changing facilities, club house incorporating bar, lounge, function rooms, offices, stores, gym and service yard along with car parking for approx. 100 cars.



Location

- The site is situated in Clondalkin, approximately 9km west of Dublin City Centre.
- Its location is noteworthy, with Liffey Valley Shopping Centre within walking distance, providing easy access to a wide range of recreational and leisure facilities. Notable occupiers include Marks & Spencer, Dunne Stores, Penneys and Boots.
- Liffey Valley Retail Park is directly across the road and Fonthill Retail Park is approximately 1.4km west of the subject.
- Numerous public transport options are available, including several bus routes in the vicinity and a train commuter services at Clondalkin/Fonthill or Parkwest/Cherry Orchard. In addition, the planned construction of a new interchange bus hub at Liffey Valley as part of the BusConnects development will further enhance the area’s accessibility.”
- The site benefits from excellent connectivity to the Irish motorway network, with the N4 located a short distance away, providing easy access to the M50 and other key routes.
- Clondalkin’s population continues to expand, driven by its convenient commuting distance to Dublin city centre and the wide range of services available in the area. Based on Census 2022 data, the population of Clondalkin was 47,938 persons.

Destination	Distance KM
Liffey Valley Shopping Centre	1.4
N4 / M4	3
Dublin Airport	18
Dublin Port	15
Dublin City Centre	9



The Property

- The subject property comprises approximately 10.82 hectares (26.79 acres) of land.
- The lands comprise of a former GAA pitch, a pitch and putt course, mix of grass and astroturf playing fields, all forming part of the Dublin City Services Sports & Social Club.
- The property also includes a clubhouse (approx. 1,274 sq. m.) with bar and function room together with a car park (over 100 car spaces) and a separate building used as changing facilities (approx. 230 sq. m.)
- The lands benefit from road frontage onto the Coldcut Road which also provides the main point of access. Frontage extends to approximately 375m.
- The lands are bound by the M50 motorway to the east and residential housing estates Oatfield Crescent and Harelawn Park to the south and west.
- Larchfield House intervenes the centre of the land facing onto Coldcut Road and is not part of the property.
- The land is generally level in topography and is enclosed by a combination of concrete block walls and palisade fencing.
- There maybe potential for part of the property to be re-zoned in future reviews of the South Dublin County Development Plan.







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".

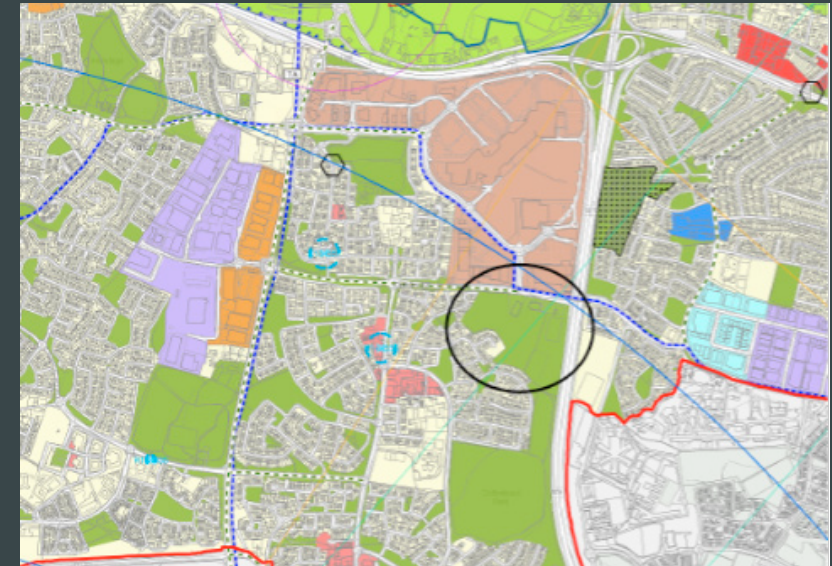
Permitted In Principle

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 Worship(in existing premises), Public Services, Recycling Facility, Residential(Only where this accords with H3 Objective 4), Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.



Services

We understand all main services including sewerage, water, electricity, drainage and telephone are connected to the site. All interested parties are advised to undertake their own due diligence to confirm the availability and adequacy of these services.

Title

We understand the property is held under freehold title

Sales Process

The property is offered for sale by tender. The latest date for receipt of completed tenders is 12 noon on Thursday 27th November 2025.

The tenders are to be received at the offices of the solicitors Sean Costello Solicitors, Haliday House, 32 Arran Quay Dublin 7 D07P23W in a sealed envelope marked "Tender Coldcut".

The vendors are not obliged to accept the highest or any tender submitted.



BER

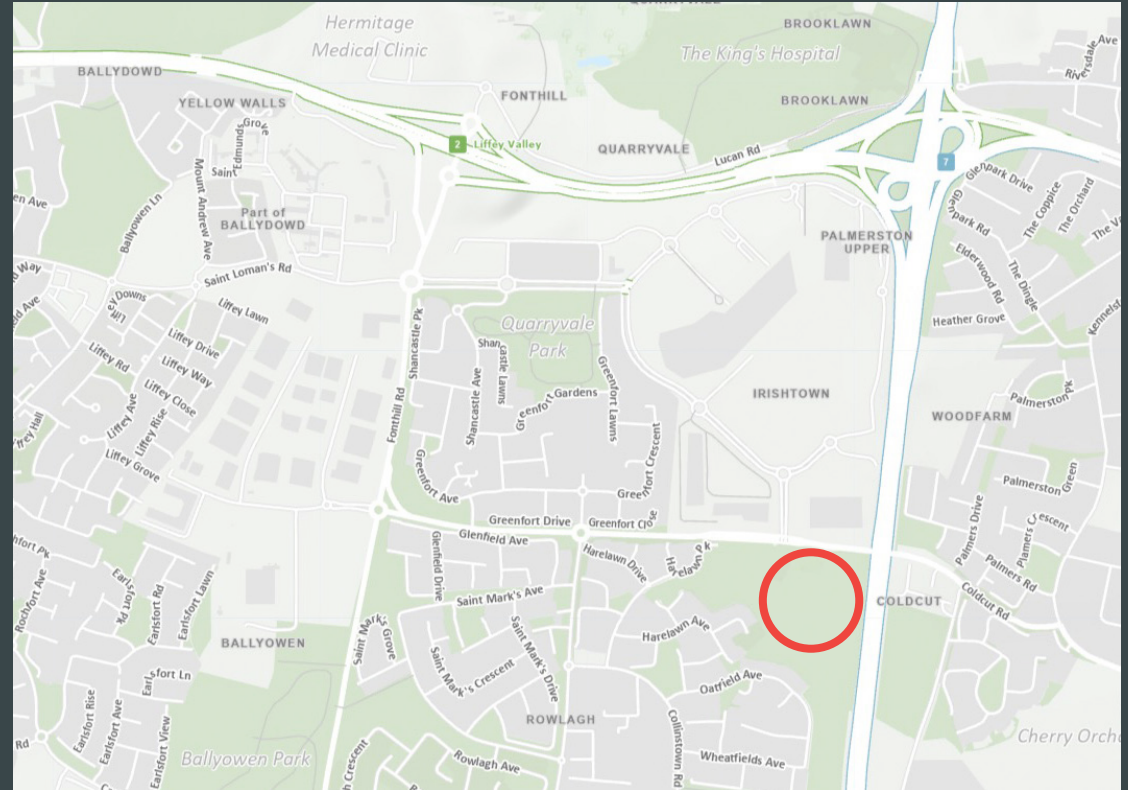


Solicitors Details

Jennifer Beggs, Sean Costello Solicitors
Haliday House, 32 Arran Quay,
Dublin 7. D07 P23W

E: jennifer.beggs@costellosolicitors.ie

T: +353 1 872 5376



Viewing

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

Lisney
COMMERCIAL REAL ESTATE

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

Cathal Daughton

| T: 087 689 9907 | E: cdaughton@lisney.com

Sean Gormley

| T: 087 676 8112 | E: sgormley@lisney.com

Shane O'Connor

| T: 087 332 0212 | E: soconnor@lisney.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.