



KELLY WALSH

property advisors & agents

for sale by private treaty

1 hectare (2.47 acres)

Residential Development Site

Canterbury Gate, Navan Road

Dublin 15

DEVELOPMENT LAND



- Previous grant of planning for apartments.
- All services adjacent.
- Close to shops and services in Mulhuddart Village.
- Excellent transport adjacent.



Location map reference only



Mulhuddart Village



Blanchardstown Shopping Centre



Navan Road



Zoning map reference only

LOCATION

The subject property is located just north of the N3 (Navan Road) adjacent to Mulhuddart Village, with all amenities close by, such as schools, shops, restaurants. Blanchardstown Shopping Centre is also located only 2km to the east and Dublin City Centre is only 12.5km to the east.

Using the previous planning permission on the site as a guide, there is a potential for 3 four storey blocks, consisting of 68 no. apartments, comprising of:

- 8 no. 1 beds
- 48 no. 2 beds
- 12 no. 3 beds
- single storey crèche

TOWN PLANNING

The property is zoned under the Fingal County Development Plan 2017-2023. The majority of the site is zoned **“Objective RA”**, that is to provide for new residential communities subject to provision of the necessary social and physical infrastructure. A small portion of the site located to the east adjacent to Phase 1 of Canterbury Gate is zoned **“Open Space”**, that is to preserve or provide for open space and recreational amenities. A portion of the site located to the west is zoned **“Objective GE”**, that is to provide opportunities for general enterprise and employment.

This excludes the first phase of Canterbury Gate, which is completed.

SERVICES

Given that the site has previously received a grant of planning permission, we have assumed that all services are available but would advise any prospective purchaser to make further investigation to confirm same.

We believe that this site is self-contained and the original grant of planning routes for the foul and storm water are available.

PLANNING PERMISSION

The site received a grant of planning permission on 16th January 2008 for 100 apartment units comprising of the following: 28 one bed units, 60 two bed units and 12 three bed units which were distributed over four 4 storey blocks. There is also permission for a 239 sq.m crèche and an outdoor play area.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact **Garvan Walsh** at **Kelly Walsh Property Advisors & Agents** on **01 6645500** or email: **garvan@kellywalsh.ie**