

FOR SALE BY PRIVATE TREATY

0.188 HA (0.47 ACRES) SITE, 132-134 NAVAN ROAD, CABRA, DUBLIN 7



HIGH PROFILE SITE ON ONE OF DUBLIN'S BUSIEST ROADS

- Residential zoned site with full planning permission
- Suit residential development or nursing home
- Excellent corner site with basement excavated
- Planning granted for nursing home



KELLY WALSH
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

01.664.5500

www.kellywalsh.ie



LOCATION

The property is located at 132-134 Navan Road, Cabra Dublin 7 (opposite Cabra Garda Station). The site has dual frontage to the Navan Road and Nephin Road. The Navan Road is a busy Road which is one of the main routes from North West Dublin into Dublin City Centre. It is a high profile location with large volumes of passing traffic daily.

DESCRIPTION

The property comprises a corner site with proposed access from Nephin Road. The property has no buildings on it but the basement is excavated.

PLANNING PERMISSION

The site received planning Permission for 22 apartments (Plan Ref 5631/06). The property

has also received a planning permission for a 56 bedroom nursing home in 2011 (plan ref: 4527/09)

CONTACT

For more information and inspection, please contact at **Garvan Walsh** at Kelly Walsh Property Advisors & Agents.

PSRA Licence No: 002885

KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie

These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its employees have any authority to make or give any representations or warranty in relation to the property.