



3 Sites, Nangor Road,  
Dublin 22

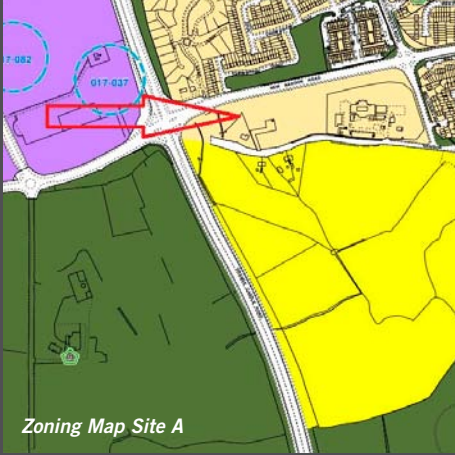
DEVELOPMENT LAND



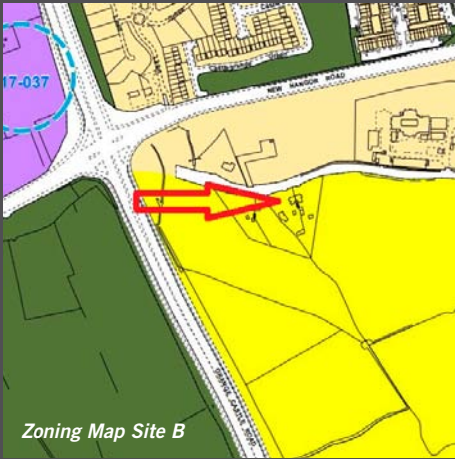
- Three separate sites located on the Nangor Road, Dublin 22
- Residentially zoned lands in established area.
- Overall site area of 2.22 Acres (0.90 Ha).
- Extensive services in the general area.
- Excellent development opportunities subject to planning permission.
- For sale as one lot only.



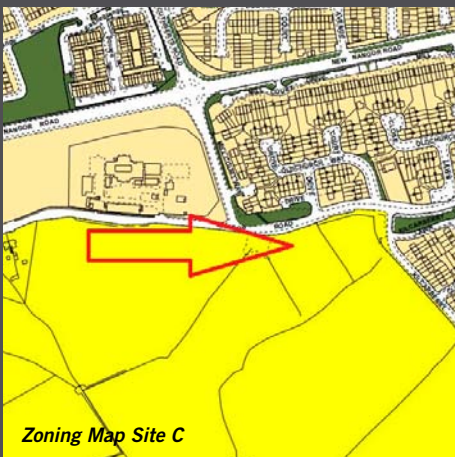
Location map reference only



Zoning Map Site A



Zoning Map Site B



Zoning Map Site C

## LOCATION

The subject lands are located approximately 1 kilometre west of Clondalkin village in Dublin 22. The sites are well connected with the R126 linking the area to the N4 and N7 a few kilometres north and south respectively. Clondalkin and Fonthill train station is 1.5 kilometres north east of the subject sites providing regular access to the city centre and surrounding areas. There are a host of educational, retail and leisure facilities within minutes from the sites including national and secondary schools, Clondalkin Leisure Centre and Liffey Valley Shopping Centre and retail parks.

## DESCRIPTION

**SITE A** comprises a level greenfield site with an area of 0.6 Acres (0.24 Ha) located at a cul de sac on the Upper Nangor Road in Clondalkin, Dublin 22. Under the South Dublin County Council Development Plan 2016 – 2022 the site is zoned Objective RES N **“To protect and/or improve residential amenity”**.

**SITE B** comprises a regular shaped plot of 0.45 Acres (0.18 Ha) with a derelict detached house. The site is located opposite site A on the Upper Nangor Road. Under the South Dublin County Council Development Plan 2016 – 2022 the site is zoned Objective RES N **“To provide for new residential communities in accordance with approved area plans”**.

**SITE C** is a regular shaped plot situated adjacent to the Kilcarberry Castle development. The site has an overall curtilage of 1.17 Acres (0.47 Ha). Under the South Dublin County Council Development Plan 2016 – 2022 the site is zoned Objective RES N **“To provide for new residential communities in accordance with approved area plans”**.

## PRICE

On request.

## VIEWING

Strictly by appointment with the sole selling agent.

## CONTACT

For more information and inspection, please contact **Bryan Molloy / Jeremy Kelly** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email [bryan@kellywalsh.ie](mailto:bryan@kellywalsh.ie) / [jeremy@kellywalsh.ie](mailto:jeremy@kellywalsh.ie)