

31.5 Acres, Moyne Road,
Portmarnock,
Co. Dublin

LAND FOR SALE



- 31.5 Acres (12.75 Ha) of land for sale.
- Excellent location in North County Dublin.
- Approximately 280 metres of frontage onto Moyne Road.
- Lands are currently zoned "Green Belt".
- Positioned in close proximity to a range of residential development sites.



Location map reference only



Clongriffin Train Station



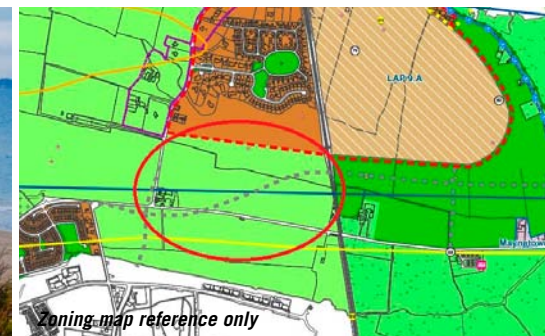
Martello Tower Portmarnock



Portmarnock Golf Course



Portmarnock Beach



Zoning map reference only

LOCATION

The land is located on the R123 in Portmarnock, Co. Dublin. The site is bounded by Portmarnock Village to the north and Clongriffin to the south.

Northern Cross is positioned approx. 1.5km south west of the subject land. The general area has undergone extensive residential development over the past 15 years with the creation of the vibrant north Dublin suburb of Clongriffin, Dublin 13.

The area is well connected with Clongriffin train station providing regular services to Dublin City Centre and surrounding areas. There is a QBC in place on the Malahide Road 1km west.

DESCRIPTION

The site is irregular in shape and generally level with approx. 280m of frontage onto Moyne Road.

It is in agricultural use with the majority of the site consisting of grassland and tillage with a portion to the eastern end used for planting various crops.

The plot is accessed off Moyne Road approx. 700m east of the Malahide Road. The boundary is defined by Moyne Road to the south, Drumnigh Road to the west and hedging and wild vegetation to the northern end of the site. The railway bridge is located to the east.

ZONING

Under the Fingal County Council Development Plan 2017 - 2023 the subject lands are zoned objective GB to **“Protect and provide for a Greenbelt”**.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information, contact **Garvan Walsh** or **Bryan Molloy** at **Kelly Walsh Property Advisors & Agents** on **01 6645500** or email: **garvan@kellywalsh.ie / bryan@kellywalsh.ie**