

FOR SALE

By Private Treaty
Barberstown, Dublin 15

Large Land Holding & 2no. 3-bedroom Family Homes
Available in One or More Lots



Totalling Approx. 7.75 Hectares / 19.15 Acres
Zoned HA - High Amenity - Fingal County Council



- Large land holding, in grass, mix of hedgerow and stonewall borders, over 400m road frontage
- 2no. semi-detached family homes with good size front and rear gardens
- Excellent local, regional and national road networks. Close proximity to Hansfield and Clonsilla train stations
- Excellent local amenities and recreational facilities such as Westmanstown Sports Centre, Westmanstown Golf Club and Luttrellstown Castle Golf and Country Club, Fort Lucan and Blanchardstown Shopping Centre
- Distance 1Km (3Km drive) from Hansfield SDZ

WK NOWLAN
REAL ESTATE ADVISORS

Development | Construction | Investment | Valuation | Transactions

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Property Description

The subject land and associated houses are in a mature setting, surrounded by a mix of hedgerows and historic agricultural stone walls.

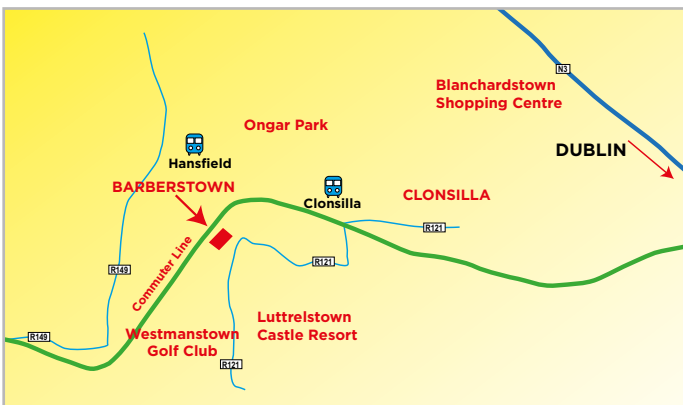
Lands

The large landholding is an irregular shape, predominantly level, in grass and has been used to date for grazing livestock. A single agricultural gate provides access from Barberstown Lane North to the land. The land abuts Westmanstown Sports Centre to the southwest, the R121 to the southeast, the Maynooth Commuter Rail Line to the northwest and Barberstown Lane North to the northeast. The land has good access and offers approximately 400m road frontage.

Houses

Located along the northeast boundary are 2no. semi-detached family homes. The properties offer a countryside setting, a stone's throw from recreational amenities, lifestyle facilities and retail convenience stores/outlets.

Accommodation is standard with an entrance hall, living room, kitchen/dining room, 3 bedrooms and a family bathroom to each. Each property measures approximately 100 Sq. M./1,076 Sq. Ft. Both properties have front and rear gardens with gated pedestrian access from Barberstown Lane North. Each property could be extended and vehicular access introduced, subject to planning permission (not withstanding exempted development rights). Utilities are mains power, oil fired central heating and a septic tank.



Location

The subject site is located on the outskirts of Clonsilla, approximately 1.6Km west of Clonsilla Train Station. Dublin City Centre is roughly 14Km south east and Lucan 4Km south.

The majority of surrounding land is undeveloped; however, the site is well connected with a good transport infrastructure. Local roads provide easy access to the M50, M3 and M4. In terms of rail, as well as Clonsilla, Hansfield Train Station is approximately 4km to the north. There is a Dublin bus stop (route no. 239) less than 0.5Km south of the property which operates from Blanchardstown to Liffey Valley Shopping Centre.

Amenities in the area include Westmanstown Sports Centre, Luttrellstown Castle Golf & Country Club, Westmanstown Golf Course, Fort Lucan and Blanchardstown Shopping Centre which is approx. 5Km north east.

Title

Freehold

Property Inspections

By prior agreement with WK Nowlan Real Estate Advisors. Please note unauthorised entry to the site is not permitted.

Guide Price

POA



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