

2 & 3 Old Bray Road Loughlinstown Co. Dublin

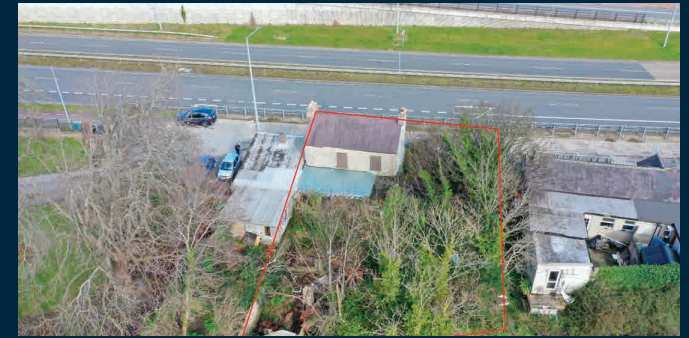
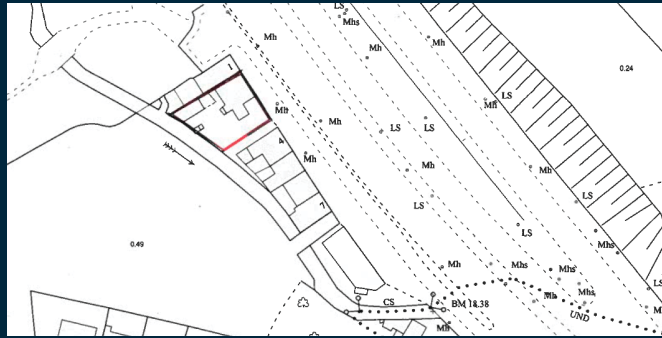
- Derelict Properties on site of c. 365 sq. m.
- Development Opportunity
- Suitable for a Variety of Uses subject to PP
- Adjacent to new Cherrywood Development



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**FOR
SALE**



LOCATION

The property is located on the Old Bray Road, which is a slip road overlooking the N11 at the junction with Cherrywood Road. The site is located between Cherrywood and the roundabout at the start of the M11 (St. Colmcille's Hospital).

The property offers significant road frontage onto a busy primary route.

Nearby occupiers include Advance Pitstop, Whelehan's Wines and Cherrywood Veterinary Clinic.

DESCRIPTION

The property consists of derelict properties on a site of c. 365 sq. m. with road frontage onto the N11.

There is a shared right of way to the left hand side of the property that runs the length of the boundary, to the stream at the rear.

FEATURES INCLUDE

- Development Opportunity subject to Planning Permission
- Main Road Frontage
- Electricity and Water connections

ZONING / OPPORTUNITY

The property is currently zoned "NC: "To protect, provide for and/or improve mixed-use neighbourhood centre facilities".

The property provides a prime development opportunity subject to planning permission and benefits from services.

TITLE

Freehold

ACCOMMODATION

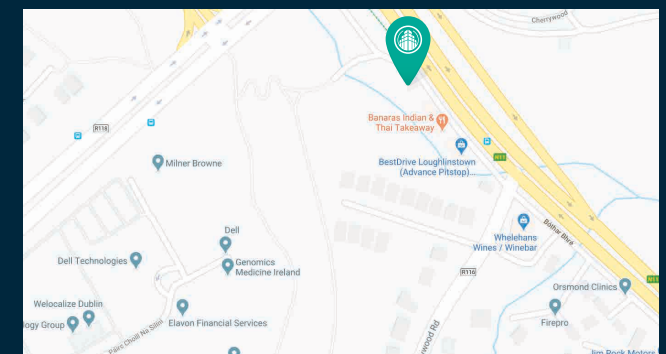
Derelict Properties on a site of c. 365 sq. m.

All intended purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

NOTE

Security grills currently fitted to the exterior of the property are not included in the sale and will be removed upon closing.

MAP



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