

**RESIDENTIAL DEVELOPMENT OPPORTUNITY
FOR SALE BY ONLINE AUCTION**

ON THE INSTRUCTIONS OF MR. AIDAN MURPHY, RECEIVER, CROWE.



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**RESIDENTIAL DEVELOPMENT SITE S.P.P.
KILLINEY, CO. DUBLIN**



Outline for illustrative purposes only

HIGHLIGHTS



Zoned residential



Only 1km from N11 & 15km from Dublin City Centre



1.15 Acres (0.46 Hectares)



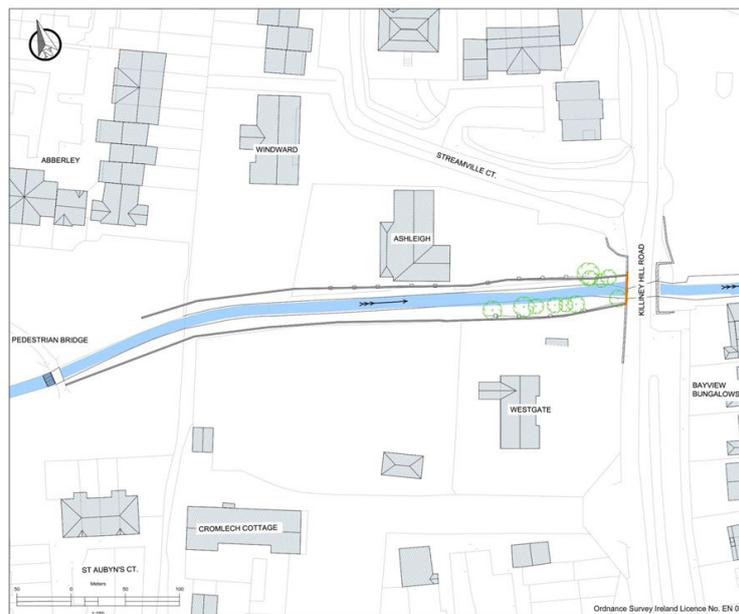
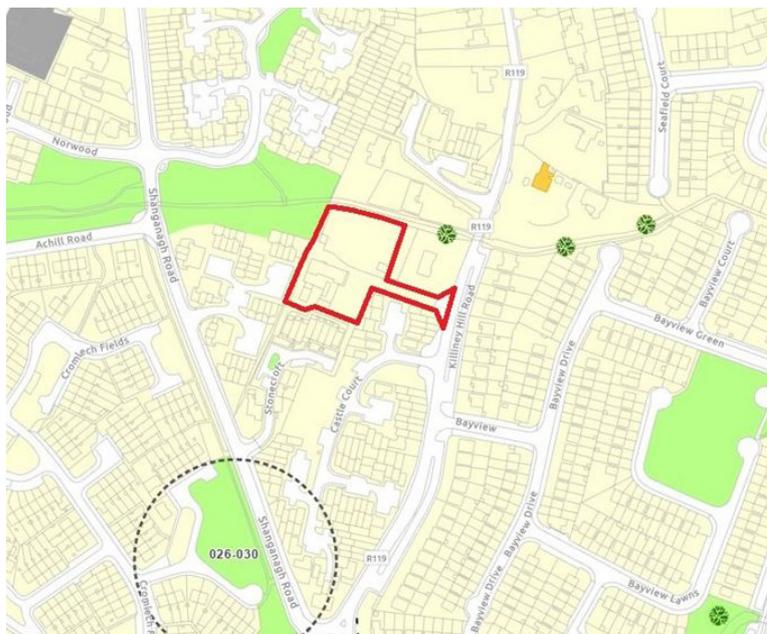
10 min walk to Killiney Beach

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LOCATION

Cromlech Cottage is situated in Killiney, south-east of Dublin city and is one of the county's most sought-after areas. With the N11, M50, Killiney DART Station and numerous bus routes all within 5 minutes' drive, the site benefits from excellent access and transport links to Dublin City, Killiney Village and Dublin Airport. The extensive Killiney beach is just over 500m east of the property.

The Deansgrange River forms the northern boundary of the site, with other boundaries formed by established residential properties. Access is via Killiney Hill Road. Killiney is located 15km south-east of Dublin City Centre. South Dublin and the Killiney area have maintained long-enduring residential appeal with proximity to both the coast and Dublin City.

PLANNING

An excellent development opportunity (SPP) comprising 0.46 ha (1.15 acre) of residential lands. The site is currently occupied by a former bungalow of approx. 298 sq.m (3,208 sq.ft). Potential for residential development S.P.P. – Feasibility study and flood risk assessment available upon request. Under the current Dún Laoghaire-Rathdown County Development Plan 2022-2028, the subject lands are zoned objective A - "To provide residential development and improve residential amenity while protecting the existing residential amenities."

METHOD OF SALE

The subject property is being offered for sale by way of online auction.

BER



SERVICES

We understand that all mains services are available to the property. Interested parties are advised to satisfy themselves as to the availability of these services.

TITLE

We understand the property is held Freehold.

VIEWING

Strictly by prior appointment with the selling agent.

SALE PRICE

On application.

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