



01-638 2700



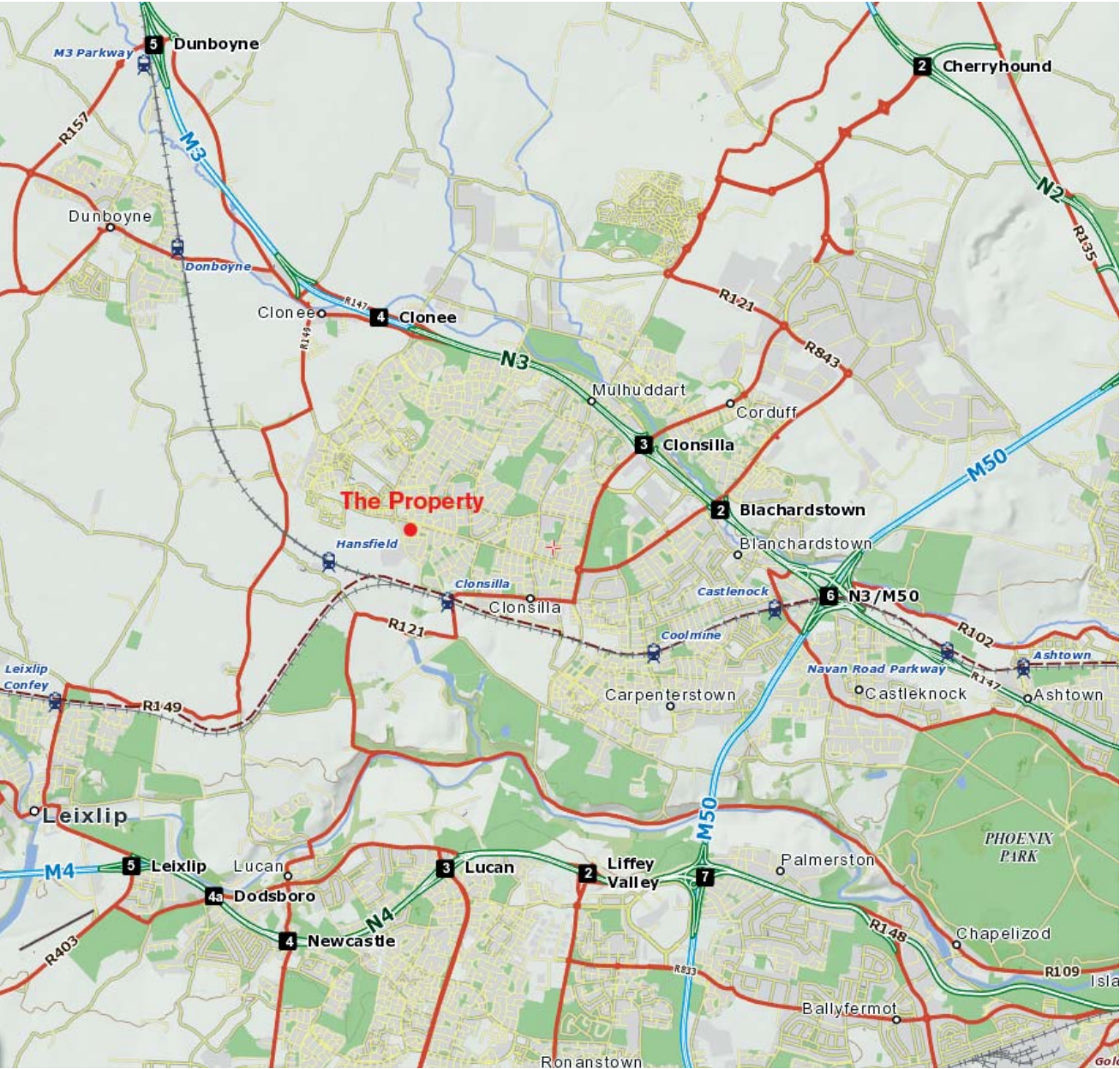
RESIDENTIAL DEVELOPMENT LAND
APPROX. 1.62 HECTARES (4 ACRES) AT ALLENDALE,
ONGAR ROAD, DUBLIN 15

FOR SALE



01-638 2700

- Excellent residential development opportunity.
- Well established, popular and proven residential sales and letting area close to Ongar Village and Blanchardstown S.C.
- Conveniently located in close proximity to a range of shopping amenities and transport links. Convenient access to the M3, M50 and rail services.
- Zoned to provide for residential development and to protect and improve residential amenity



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LOCATION

The lands are located on Ogar Road, beside the Allendale Square development, the roundabout with Clonsilla Road and the Ogar Distribution Road approx. 1km southeast of Ogar Village containing 1,400 mixed residential units together with neighbourhood retail outlets including Dunnes Stores. The property is approx. 4km west of the M50 Motorway and 14km west of Dublin City Centre.

The immediate surrounding area is predominantly residential in character with residential developments including Allendale Square, Windermere, Mount Symon and Porter's Gate located close by. Blanchardstown Village and Town Centre provide a local focus for major shopping. The N3/M3 is located 1.5km north of the property. The train station at Clonsilla is on the Dublin - Connolly/Maynooth suburban rail line and is approx. 1km to the south-east and was upgraded in recent years. In addition, there are numerous bus routes to and from Dublin city centre.

Allendale Square comprises a total of 127 apartments contained in 10 separate blocks of 3/4 and 5 storeys along with 20 town houses.

DESCRIPTION

The lands extend to approx. 1.62 hectares (4 acres) and the site is bounded to the west by Ogar Road and with the Allendale Square development lying to east and south. The lands to the west are zoned to provide for new residential communities in accordance with approved Local Area Plans and subject to the provision of the necessary social and physical infrastructure.

Clonsilla, originally a small village is now a large residential suburban area, with Ogar and other localities developing their own village/suburban identities. The immediate surrounding area is considered part of the greater Blanchardstown area and has experienced enormous residential development in recent years. Nearby housing developments include Allendale Square, Manorfields, Mount Symon, Porters Gate and Ogar Village.

TOWN PLANNING

The lands are zoned RS - "to provide for residential development and to protect and improve residential amenity" in the Fingal Development Plan 2011 - 2017. The Local Authority stated vision is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

TITLE

Freehold.

PRICE

On application.

FURTHER INFORMATION AND VIEWING

Viewing is by appointment. For further information contact Ross Shorten or Darren Burke on (01) 6382700.

