

FOR SALE



On the instructions of Mondelez

**Approx. 2.57 Ha (6.36 Acres)**

**Oscar Traynor Road,  
Coolock, Dublin 17**

**Lisney**



# Key Features

- Approx. 2.57 Ha (6.36 Acres) of Z6 zoned land superbly located on Oscar Traynor Road (frontage approx. 120 m)
- Greenfield site strategically situated alongside Northside Retail Park
- Title: Freehold
- Approx. 7 km north east of Dublin City centre and 4 km south east of Dublin Airport and M50
- Adjacent to quality bus corridor
- Suitable for a wide range of commercial and residential uses subject to planning permission
- Zoned Z6





# Location

The subject property occupies a prominent site to the west of the landmark Cadburys factory (Mondelez own Cadburys) at Oscar Traynor Road. It lies approximately 7 km north east of Dublin City centre and approximately 4 km south east of Dublin Airport. The surrounding area has high-density public and private residential housing along with a vast array of commercial amenities with notable nearby occupiers including Aldi, a Tesco Superstore, Bank of Ireland, Odeon Coolock, Leisureplex Coolock and Burger King.

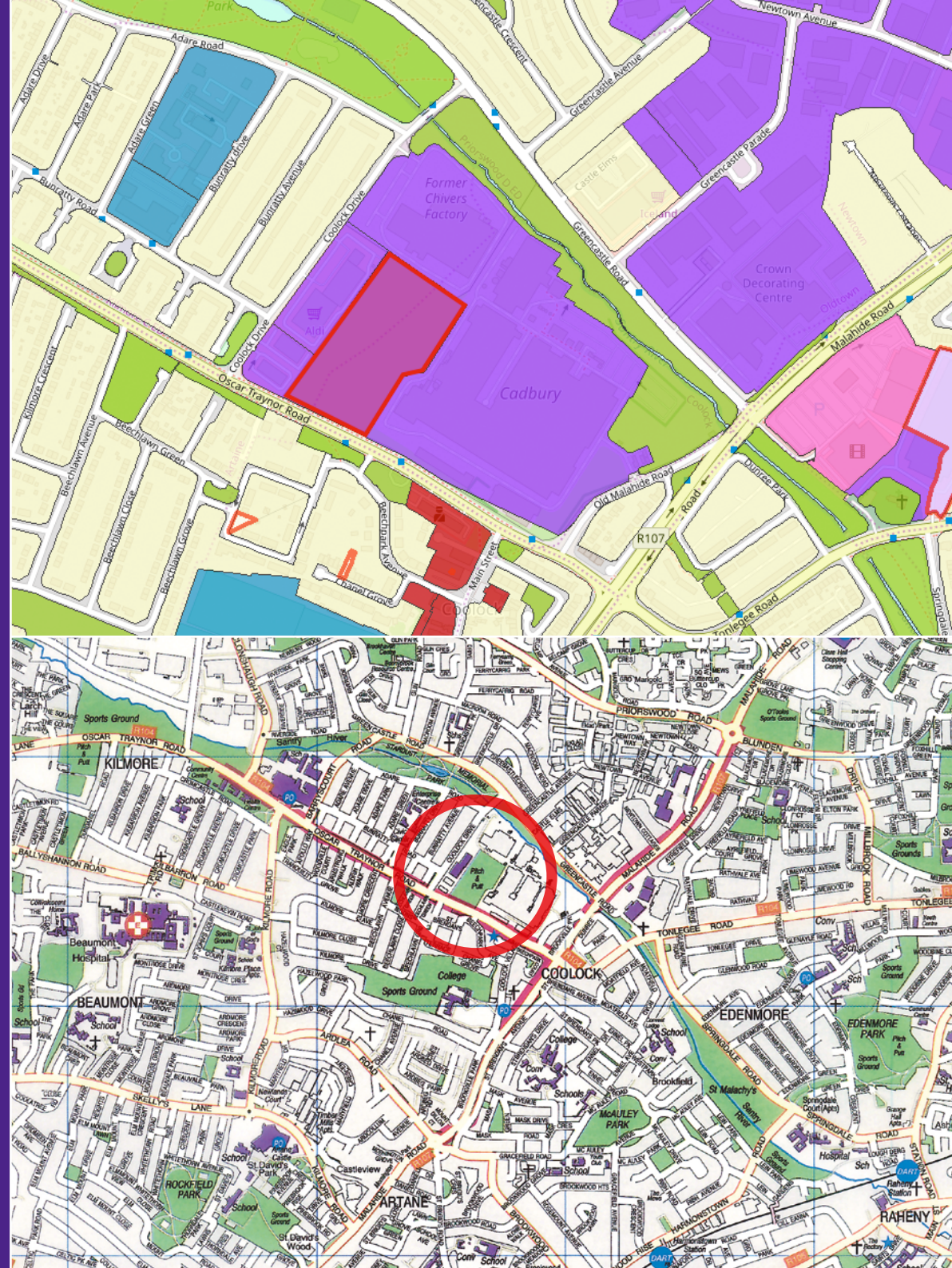
The area has strong transport links with the M50/N1 junction and Dublin Port Tunnel situated approx. 2.5 km to the north west. Numerous Dublin Bus routes also pass through Oscar Traynor Road and Old Malahide Road including bus no.'s 17A, 15, 42 and 43. The subject property is also located approx. 1.7 km north east of Harmonstown train station which provides easy access to Howth, Bray, Malahide and Greystones.

Local amenities within Coolock include Parnells GAA Club, St. Malachys Football Club, Scoil Chaitriona Cailini, Mercy College and Beaumont Hospital to name a few. Coolock also benefits from a large catchment population in excess of 160,000 persons.

# Description

The site is regular in shape and is approximately 2.57 Ha (6.36 Acres). The site is currently in use as a private pitch and putt course for the Cadburys staff members only. The land is elevated but generally flat in nature with metal fencing on the southern and eastern boundaries. The subject site dates to the 1960's and as such there is no planning history.

Currently the land use zoning for the site falls within Z6 under the Dublin City Development Plan 2016-2022 which indicates a range of employment and enterprise generating uses that are acceptable. Within the permissible range of uses for Z6 is Live/Work.



# Zoning

The property is located within an area zoned Objective Z6 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation', under the Dublin City Development Plan 2016-2022.

# Permitted

'Betting office, car park, childcare facility, conference centre, cultural/recreational building and uses, embassy office, enterprise centre, green/clean light industries, hotel, industry (light), live-work units, office (within canal ring), open space, park and ride facility, public service installation, restaurant, science and technology-based industry, shop (neighbourhood), training centre, cultural, creative and artistic enterprise and uses'.

# Open for Consideration

'Advertisement and advertising structures, car trading, civic and amenity/recycling centre, factory shop, funeral home, garage (motor repair/service), nightclub, office, outdoor poster advertising, petrol station, place of public worship, public house, **residential**, veterinary surgery, warehousing (retail/non-food), retail park, warehousing'.

# Title

Freehold.

# Further Information/Viewing

Viewing is strictly by prior arranged appointment only.

For further information contact either:

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