



MOUNTVIEW CITYWEST

DUBLIN 24

FOR SALE - EXCELLENT RESIDENTIAL
DEVELOPMENT OPPORTUNITY



FULL PLANNING PERMISSION FOR
110 RESIDENTIAL UNITS

www.mountviewcitywest.ie

ASSET SUMMARY



Prime development opportunity extending to approx. 3.76 ha (9.30 acre)



Significant residential site with the benefit of full planning permission for 110 residential units



The existing permission comprises 90 well proportioned housing units and 20 apartment units



No Part V requirement under existing permission (satisfied elsewhere)





Highly desirable and proven residential location, close to a variety of amenities



Very well-connected location in close proximity to the LUAS, M50 motorway and N7 national route



New neighbourhood park under construction immediately south of the lands



MOUNTVIEW
CITYWEST
DUBLIN 24



LOCATION

The property is prominently located at the junction of Citywest Avenue and Citywest Road in Citywest, Dublin 24. Citywest is a large satellite town located approximately 15 km south west of Dublin city centre, 4 km west of Tallaght and 6 km south of Clondalkin. It is a large urban area which is serviced by the LUAS Red Line. The area comprises a mixture of housing and commercial uses with a number of business parks such as Citywest Business Campus and Magna Business Park all located in the surrounding environs.



The subject site is strategically positioned south of the N7 which runs south west towards Naas where it meets the M7 motorway, whilst to the north east it adjoins the M50 motorway. The site is well located to access services and employment locations in the local and wider environs. The site is well serviced by the LUAS with nearby stops at Fortunestown Lane, Citywest Village and Cheeverstown. Similarly, Dublin Bus also offers numerous bus routes.



Amenities in the area are also strong, the nearby Citywest Shopping Centre provides a variety of retail options, whilst Avoca and the renowned Citywest Hotel & Golf Course are located just west of the property.

Immediately south of the subject lands, a new neighbourhood park is currently under construction and will add to the already strong selection of local amenities.

THE OPPORTUNITY

The subject lands comprise a greenfield development site extending to approx. 3.76 ha (9.30 acre) with the benefit of existing planning permission ([SD16A/0210](#) & [SD16A/0210/EP](#)) for the development of 110 no. residential units made up of 90 housing units and 20 apartment units. Mountview has the benefit of access and frontage to the existing Citywest Avenue as well as being situated immediately north of a new neighbourhood park which is currently under construction.

The existing planning permission allows for the development of a well-proportioned residential scheme offering a mixture of three and four bedroom houses in a variety of detached, semi-detached and terrace typologies, together with 20 apartments incorporating one and two bedroom units. An overview of the unit breakdown is outlined in the below table and summary.



3.76 ha
(9.30 acre)

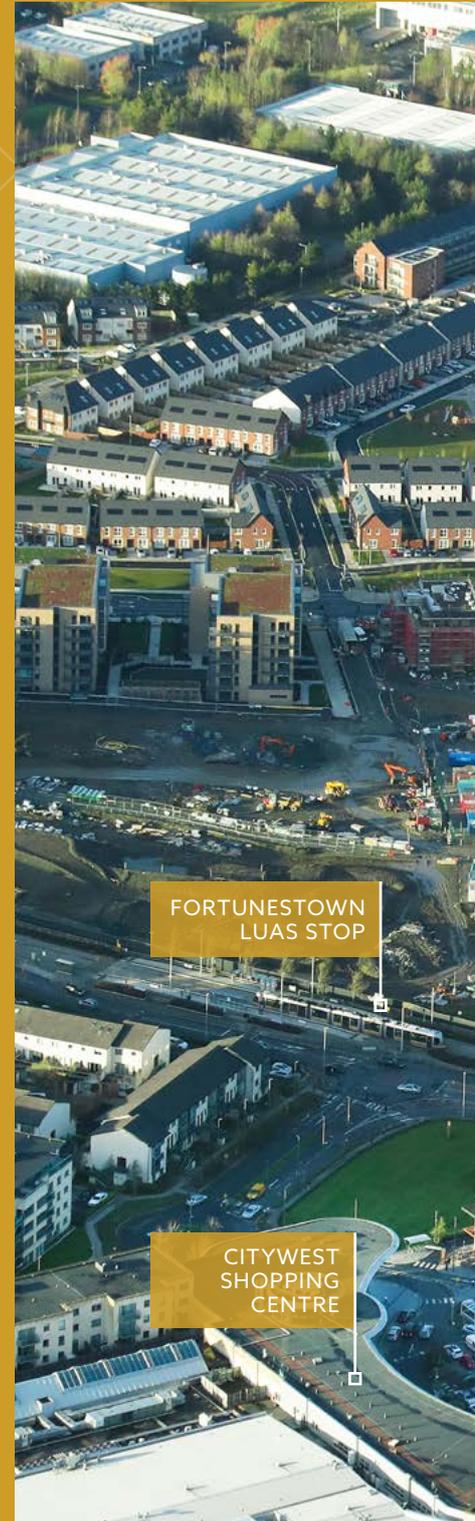


110
Residential Units



90 Houses
20 Apartments

As the Part V requirement has been satisfied in the surrounding environs, Mountview is exempt from this requirement under its current planning permission. This affords the flexibility to deliver either build to sell, build to rent or a mixture of the two.



FORTUNESTOWN
LUAS STOP

CITYWEST
SHOPPING
CENTRE

In addition to the existing permission in place, there exists an opportunity for an intending purchaser to further increase densities.



Description	Quantity	Sq m	Sq ft
Type A - 4 Bed Semi-Detached	6	132	1,420
Type A1 - 4 Bed Detached	1	132	1,420
Type B/ B2 - 3 Bed Semi/ End of Terrace	38	109	1,173
Type B1 - 3 Bed Mid Terrace	28	109	1,173
Type C - 3 Bed Semi-Detached	4	110	1,184
Type C1/ C2 - 3 Bed Detached	2	110	1,184
Type D - 4 Bed Semi-Detached	2	127	1,370
Type D1 - 4 Bed Detached	9	127	1,370
1 Bedroom Apartment	3	48	520
2 Bedroom Apartment	17	82 - 84	878 - 911
TOTAL	110		

Unit Type	Quantity
Detached	12
Semi-Detached	22
End of Terrace	28
Mid-Terrace	28
Apartment	20
TOTAL	110

Further detailed site plans, unit plans and cross sections can be viewed in the dedicated property data room.



MOUNTVIEW CITYWEST

DUBLIN 24

TOWN PLANNING

The property is located in an area zoned "Objective R1" under the South Dublin County Council Development Plan 2016 - 2022. This land using zoning is defined as "to provide for new residential communities in accordance with approved area plans". In addition to the local authority development plan, the lands are also located in an area subject to the Fortunestown Local Area Plan May 2012 (as extended).

WEBSITE AND DATA ROOM

www.mountviewcitywest.ie

SERVICES

We understand that all mains services are available.

TITLE

The property is held under freehold title.

VIEWING

By appointment.

AGENT



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