

MAIN STREET

SAGGART, CO. DUBLIN

HIGH PROFILE DEVELOPMENT OPPORTUNITY
IN THE HEART OF SAGGART VILLAGE

FOR
SALE

BY PRIVATE TREATY



Citywest Shopping Centre



Avoca Store & Café



LUAS

BER Exempt

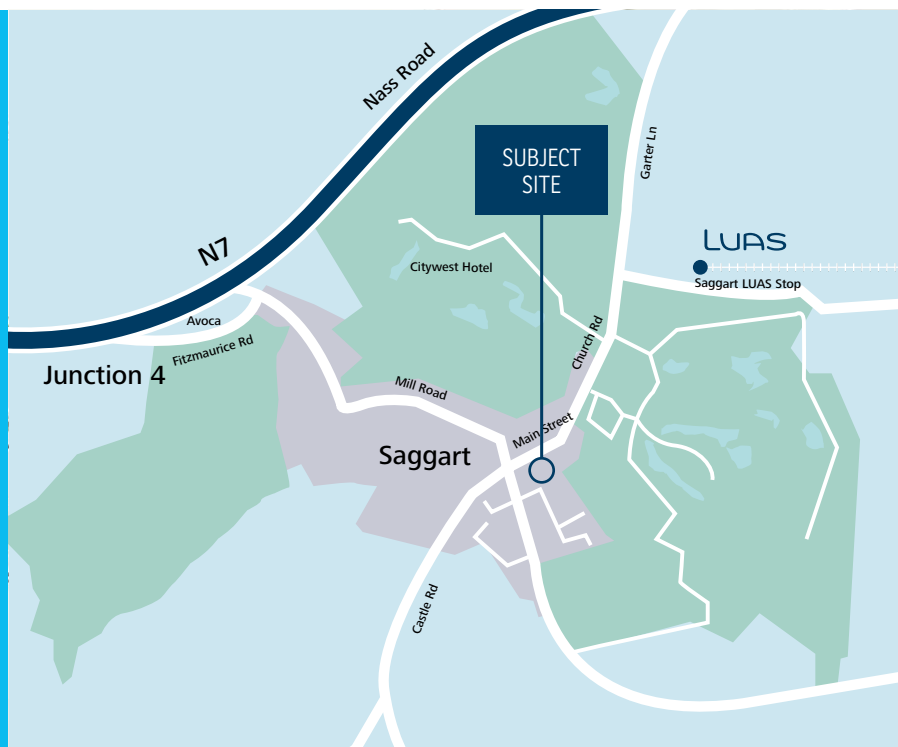
 CUSHMAN & WAKEFIELD

FOR SALE
BY PRIVATE TREATY

**MAIN STREET,
SAGGART, CO. DUBLIN**

PROPERTY FEATURES

- High profile development site extending to approx. 0.36 hectare (0.89 acre).
- Superbly situated at the junction of Main Street and Boherby Road in the heart of Saggart Village.
- Highly accessible location 16km south-west of Dublin city centre with direct access via the N7 and the Luas Red Line.
- Zoned 'Village Centre' under the South Dublin County Development Plan 2016 – 2022 which facilitates a range of commercial and residential uses.
- Full Planning Permission for a mixed-use scheme comprising 28 residential units, a 263 sq m retail unit and 100 sq m of office space.



LOCATION

Saggart is a highly accessible village situated approximately 16km south-west of Dublin city centre. Direct access to the city is provided via the N7 with Junction 4 located just 900 metres north of the village. There are also excellent public transport provisions in place with numerous Dublin bus routes serving the area and the LUAS red line service having a designated stop at Saggart. A wide range of amenities and businesses are situated close by including Citywest Shopping Centre, Avoca Store & Café, and numerous industrial and business parks.

The property is situated on a prominent corner location in the heart of Saggart Village. The site has substantial road frontage along two roads with access provided directly off Main Street. Neighbouring occupiers include a range of retailers, a public house and restaurant, and a number of residential blocks.

DESCRIPTION

The property comprises a regular shaped brownfield site extending to approximately 0.36 hectare (0.89 acre). The site has significant frontage of approx. 58 m along Boherby road to the west and approx. 52 m along Main Street to the north. There is an existing two-storey detached building to the north-east corner of the site which is currently vacant and in a derelict condition.



***FOR ILLUSTRATIVE PURPOSES ONLY**

MAIN STREET, SAGGART



PLANNING PERMISSION

The property has a recent grant of planning permission in place for a mixed-use scheme comprising 28 residential units, a 263 sq m retail unit and 100 sq m of office space ([Ref. SD18A/0202](#)). The residential unit types comprise 1 no. one bedroom apartment, 10 no. two bedroom duplex units, 6 no. two bedroom apartments, 10 no. three bedroom duplex units and 1 no. three bedroom house. The application also pertains to the provision of 28 no. surface car parking spaces.

TOWN PLANNING

Planning policy for the property is contained within the South Dublin County Council Development Plan 2016 - 2022. Under this plan the subject lands are zoned Village Centre which is described as 'To protect, improve and provide for the future development of Village Centres'. The development plan states the aim of this land use zoning policy is to "support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context".

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TITLE

We understand the title held is Freehold

VIEWING

By appointment

BER

Exempt

CONTACT



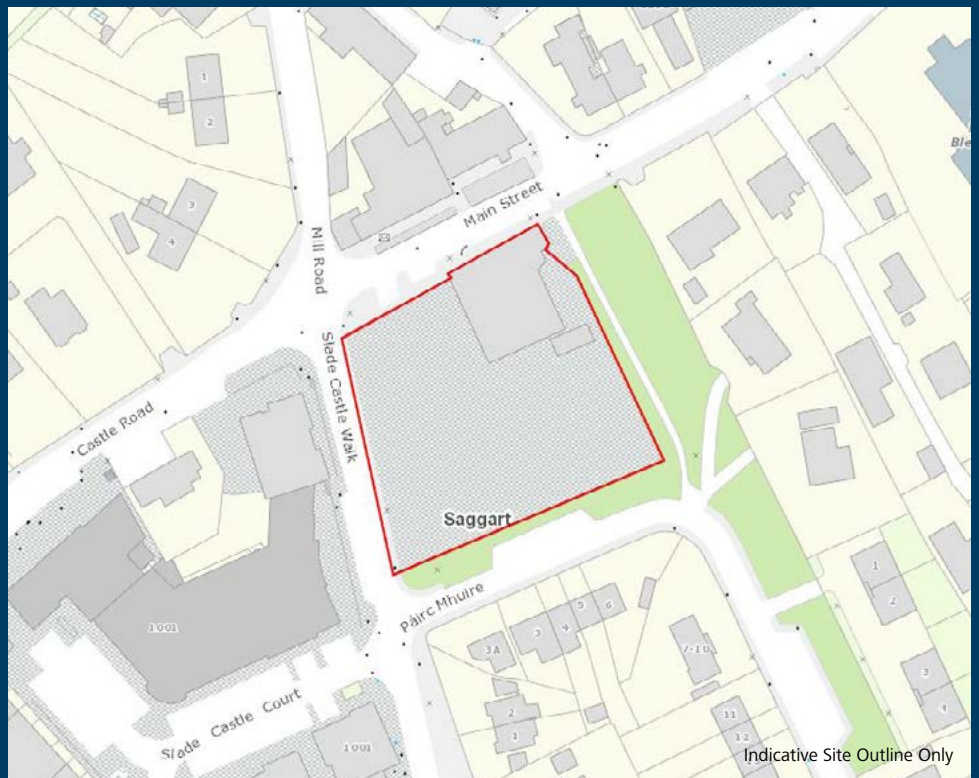
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