Development Opportunity: Petrol Filling Station Site with FPP

Holywell Distributor Road, Mountgorry, Swords, Co. Dublin





Property Highlights

- Excellent opportunity to acquire a site with Full Planning Permission located in a key roadside position adjacent to the M1 and M50 Motorways
- Triangular shaped greenfield site which extends to approximately 0.56 acres
- Includes FPP for the development of a Petrol Filling Station to include a forecourt area with three fuel pump islands. (Fingal Ref: F20A/0535 ABP Ref: PL06F.311621)
- Under the Fingal Development Plan 2023 2029, the site is zoned GE – General Enterprise

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BER Exempt cushmanwakfield.ie

Location and Description

The site is approximately 1.4km east of Swords Town Centre, in the townland of Mountgorry. It is situated 1.5 km north of Airside Retail Park and located between the MSD pharmaceutical plant's western boundary and the southern boundary of Feltrim Business Park.

The site is a triangular parcel of land covering 0.56 acres. It is currently undeveloped and features an extensive frontage along Holywell Distributor Road. A footpath, cycle lane, and grass margin run along the roadside boundary, while the other two boundaries consist of palisade fencing and a small section of wall

The Opportunity

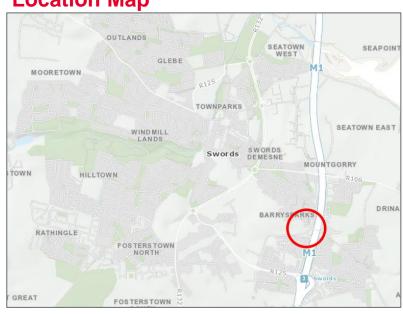
The Property received full planning permission for the development of a Petrol Filling Station to include a forecourt area with three fuel pump islands on 08 June 2022 by An Bord Pleanala.

(Fingal Ref: <u>F20A/0535</u> ABP Ref: <u>PL06F.311621</u>)

Proposed Development of a petrol filling station to include: A forecourt area with 3 no. fuel pump islands, illuminated forecourt canopy over, underground fuel storage tanks, associated pipework and over-ground fill points and vents, electric car charging points and associated infrastructure.

An amenity building of 291 sqm gross floor area comprising a convenience shop (100 sq.m net retail area), restaurant/cafe area with 1 no food offering with hot and cold meals and refreshments for sale for consumption on and off the premises, associated customer seating, customer WCs, Back of House area with food preparation areas, ancillary office, staff welfare facilities, storage and plant areas. Further information on planning is detailed within the planning pack.

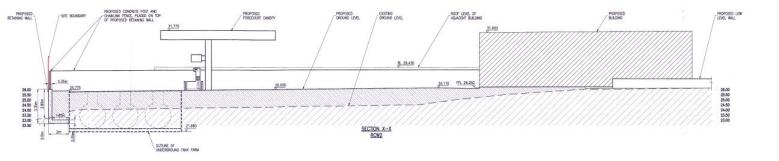
Location Map



Site Outline



Elevations

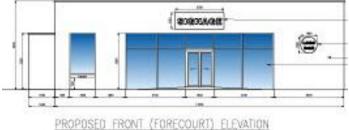


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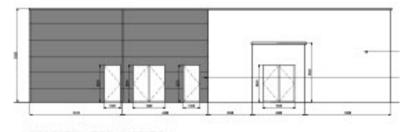
Elevations



Guide Price:

€1,200,000

BER Exempt



PROPOSED SIDE ELEVATION

Title:

Full planning pack is available upon request

Planning Pack:

Full planning pack is available upon request

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