

HARVEY



Site at 21 Whitehall Road West, Perrystown, Dublin 12, D12 YE82

FOR SALE



0.17 Acre
Development Site

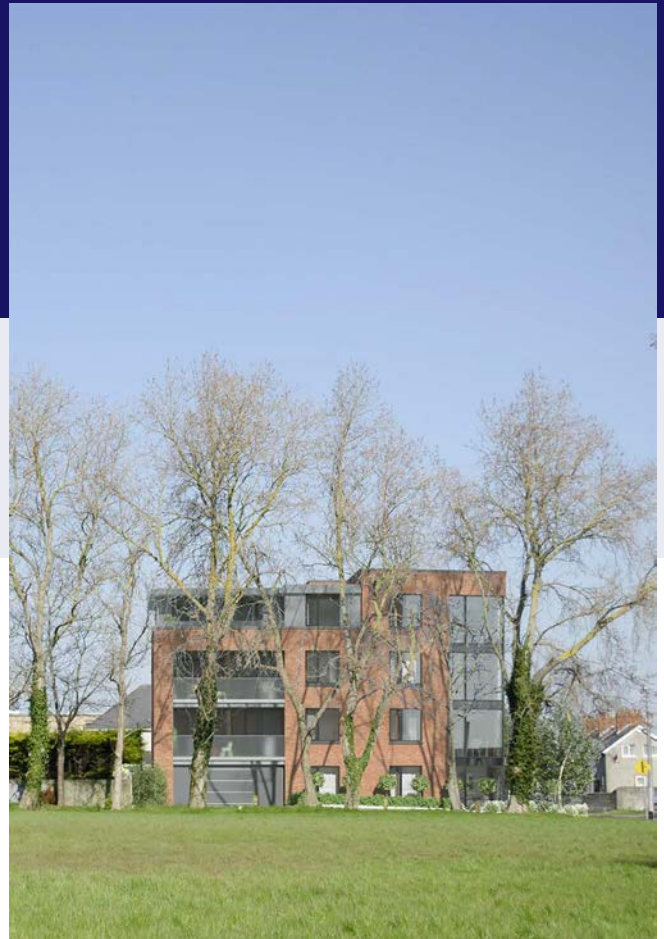


Full Planning
Permission



Strong Transport
Links

Outstanding Development Opportunity to Acquire
a Ready-To-Go Site with Full Planning Permission
for 14 No. Apartment Units.



PROPERTY FEATURES



Full Planning Permission for 14 No. Units



Surface Car Parking for 5 No. Cars



South West/South East Facing Terraces



Strong Public Transport Options Close-By



Very Generous Sized Apartments



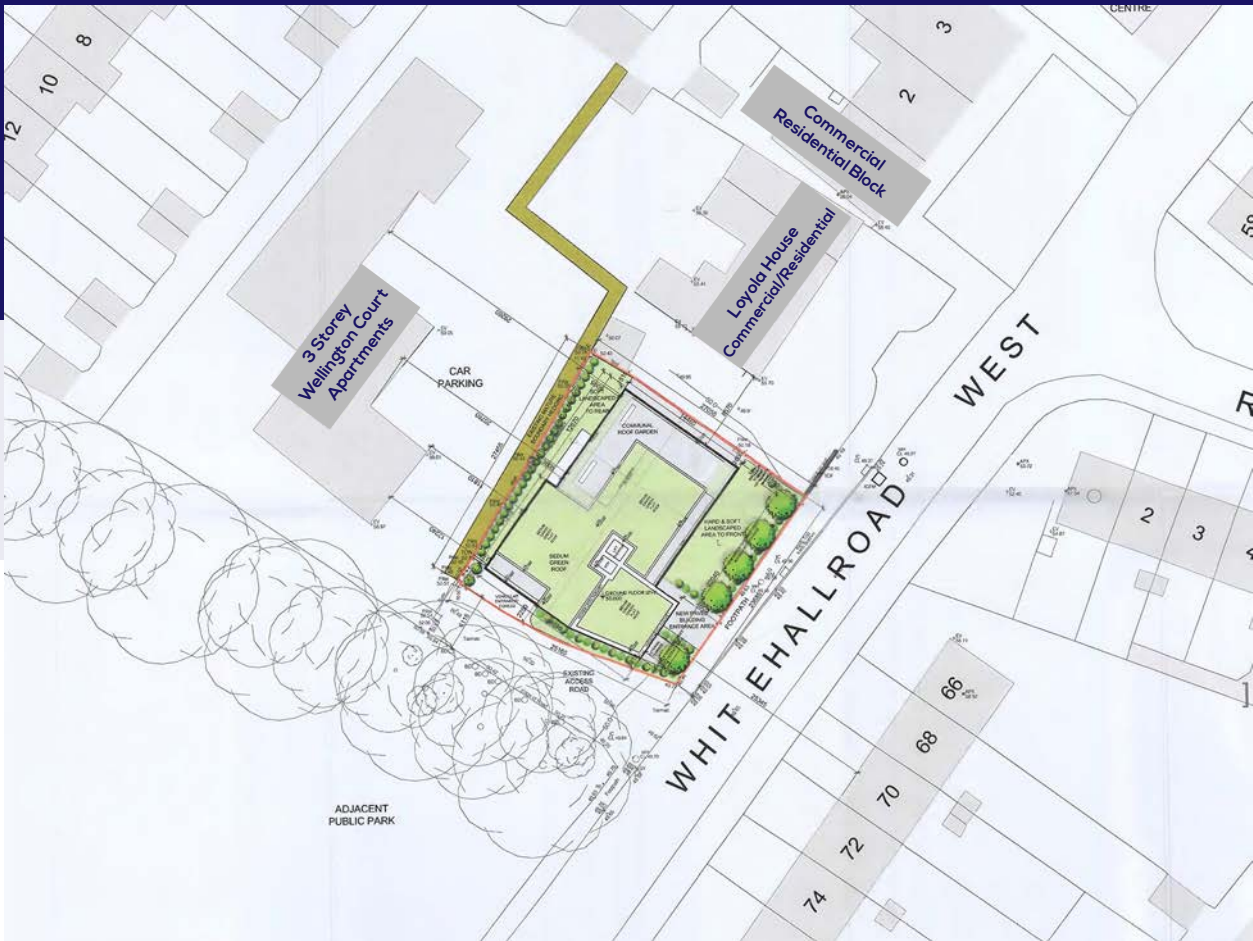
Communal Roof Garden

LOCATION HIGHLIGHTS

- Located on the north side of Whitehall Road West, just 290m south of St. Agnes Road and R818 crossroads junction.
- Very popular and well established residential suburb of South Dublin, approximately 6km south west of Dublin City Centre.
- Excellent array of local amenities in the immediate area, including Dunnes Stores, McDonalds and Applegreen.
- St. Damien's National Primary School is located 2 minutes' walk from the site.
- The area is served by a high volume of Dublin Bus routes.
- The site is immediately adjacent to an open space park area.

PLANNING PERMISSION

Notification of decision to grant Full Planning Permission was obtained in May 2021 for a development of 14 no. apartments, comprising 10 no. one bedroom units and 4 no. two bedroom units, arranged over a part 3-storey and part 4-storey apartment building, together with 5 no. car parking spaces at surface level. Full details of the Planning Permission are available at www.sdublincoco.ie under Application No. SD20A/0306.



SCHEDULE OF ACCOMMODATION

FLOOR LEVEL	APARTMENT No.	BEDS	SIZE (Sq. m.)	TERRACE (Sq. m.)
GROUND	Apt. 1	1	49	9.7
	Apt. 2	1	53	7.7
	Apt. 3	1	51	8.4
	Apt. 4	1	47	5.0
FIRST	Apt. 5	2	81	9.7
	Apt. 6	2	76	7.7
	Apt. 7	1	51	8.4
	Apt. 8	1	47	5.0
SECOND	Apt. 9	2	81	9.7
	Apt. 10	2	76	7.7
	Apt. 11	1	51	8.4
	Apt. 12	1	47	5.0
THIRD	Apt. 13	1	54	14.0
	Apt. 14	1	51	13.6
COMMUNAL ROOF GARDEN				92.0





ZONING

The site is zoned RES under the South Dublin County Council Development Plan 2016-2022, the objective of which is 'to protect and / or improve residential amenity'.

TITLE

Freehold.

ASKING PRICE

On Application.

VIEWING

Strictly by Appointment with Sole Agents HARVEY.



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PSRA Licence No. 002027

