

102 ACRES, 41.28 HECTARES

An extensive parcel of land in a dramatic setting on the doorstep of the City.





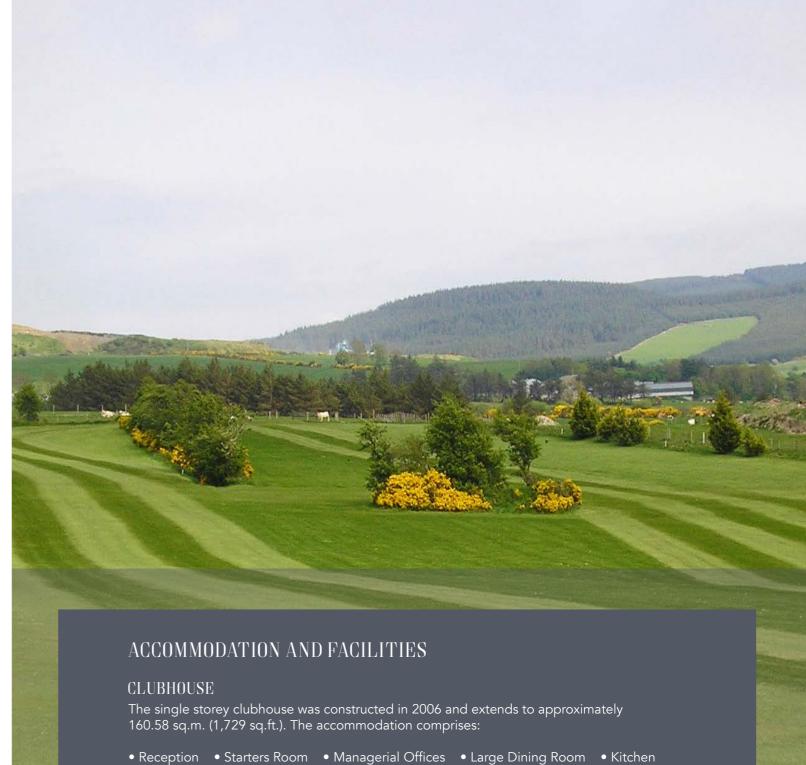












### FACILITIES

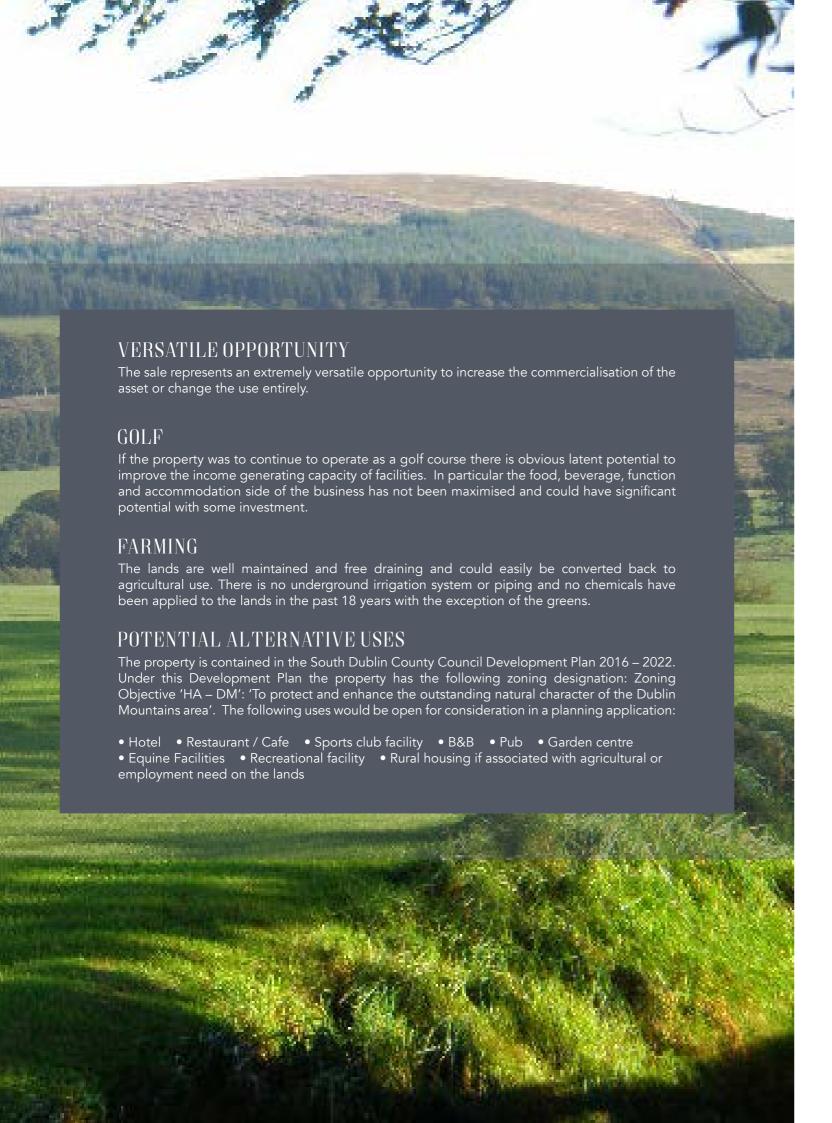
Player facilities are located adjacent to the clubhouse and extend to approximately 110.62 sq.m. (1,191 sq.ft.). Player facilities include:

• Disabled Toilets • Male changing rooms, shower room and toilets • Female changing rooms, shower room and toilets

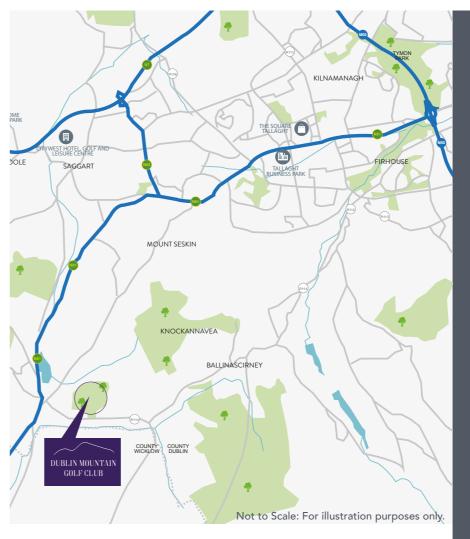
### RESIDENTIAL

Residential complex extending to approximately 91.12 sq.m. (981 sq.ft.) and provides the following accommodation:

• 3 Bedrooms • 2 Bathrooms • Kitchen • Living Room • Courtyard







# **MOTORWAY**

N81 Upgrade – Tallaght to Hollywood Cross

The preferred route corridor for the upgrading and rerouting of the N81 National Secondary Road to dual carriageway has the potential to impact approximately 10 acres of lands on the western boundary of the property and if it comes to fruition may be the subject of a Compulsory Purchase Order. In its current form, it provides for a new junction layout adjacent to the property and so may allow for additional commercialisation of the land subject to planning.

# SERVICES

- Mains Electricity
- Well producing 3,000 litres per hour
- 10,000 litre underground water storage tank
- Septic Tank
- Central heating to clubhouse, player facilities and residential components

### TITLE

The entire lands are registered in the Land Registry under Folio DN188208F.

## METHOD OF SALE

The property can be offered for sale on the following bases:

- Asset disposal of the Entire
- Asset disposal in Lots as follows:
  - Lot 1 Lands extending to approximately
    94 acres
  - Lot 2 Clubhouse, facilities and yard on approximately 8 acres (The sale of this lot will be subject to Vat)
- Disposal of the business as a going concern with or without machinery and contents

# BER DETAILS

**CLUB HOUSE** 



BER No: 800509465

Energy Performance Indicator: 504.69 kWh/m2/yr

0.96

#### **APARTMENT**



BER No: 109049015

Energy Performance Indicator: 463 kWh/m2/yr

### VIEWING

By appointment with the sole selling agent

### **GUIDE PRICE**

€1,500,000

### CONTACT

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BRENNAN

TOWN & COUNTRY

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