



FOR SALE

BY PRIVATE TREATY



Residential dwelling
and workshops on a site
measuring 0.6 ha (1.5 acres)



Zoned Objective Z1- To
protect, improve and provide
residential amenity



Situated on the edge of
Crumlin Village, 4.5 km from
St Stephens Green



GLEBE HOUSE

St. Agnes Road, Crumlin
Dublin 12



DESCRIPTION

The property comprises a three-storey detached period house measuring approx. 2,261 sq.ft (GIA) with seventeen workshop units measuring approx. 17,122 sq.ft (GEA) plus a paddock to the rear, all on approx. 0.6 ha (1.5 acres) of residential zoned land. We understand thirteen of the units are occupied by tenants on informal leases, the property is being offered with these tenancies in place. The property is regular in shape with clearly defined boundaries and it benefits from frontage of approx. 35 metres onto Saint Agnes Road. The property is very well located on the edge of Crumlin Village and offers fantastic redevelopment potential, subject to attaining full vacant possession and the necessary planning consents.

LOCATION

The property is located immediately north of Crumlin Village, situated close to the junction of Saint Agnes Road and Windmill Road. The property is located 4km south west of Dublin City Centre and benefits from a number of bus routes serving the city centre, Our Lady’s Children’s Hospital and the employment areas along the Long Mile Road, Naas Road and Ballymount. Crumlin Village has a supermarket, pharmacy, restaurants and bars. There are a number of schools at both primary and secondary levels to include; Rosary College, St. Agnes National School, Loreto College, Drimnagh Castle Primary School, to mention a few.

ZONING	According to the Dublin City Development Plan 2016-2022 the property is zoned Objective Z1 – “To protect, provide and improve residential amenities”. According to the Development Plan, the house is listed as a protected structure.
SERVICES	We understand the property is served by all main services, however interested parties are required to satisfy themselves as to the adequacy and availability of all services to the property.
METHOD OF SALE	The subject site is offered for sale by Private Treaty.
TITLE	We understand the title held is freehold. Full details on title can be made available by the vendors solicitor.
BER RATING	BER F - BER number: 800642530



CONTACT

RICHARD BIELENBERG
richard.bielenberg@colliers.com

NIAL CROWLEY
nial.crowley@colliers.com

COLLIERS INTERNATIONAL
Hambleton House,
19-26 Lower Pembroke Street,
Dublin 2
w. colliers.ie
t. (+353) 1 633 3700



PSRA Licence Number 001223

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 2019