



LUAS

Gallops Luas Stop

Elmfield
Development

Ballyogan Rd

FOR SALE BY PRIVATE TREATY

1.387ha (3.43 Acres)

PRIME RESIDENTIAL DEVELOPMENT LAND,
KILGOBBIN ROAD, DUBLIN 18, D18 Y524

FPP for 43 Units & Potential/Feasibility for 79 Units

Sandyford Hall

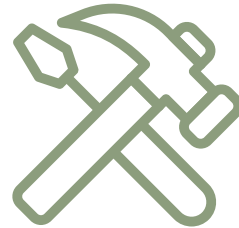
Kilgobbin Road

Gaelscoil Thaobh
na Coille

KEY PROPERTY HIGHLIGHTS



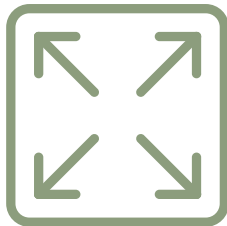
An indicative Feasibility Study has been prepared by Duignan Dooley Architects showing the potential for 79 apartments in two blocks, 100 car spaces (51 surface and 49 undercroft spaces) and a creche facility (123m²) on the site.



Existing Planning Permission granted by An Bord Pleanala on the 16th July 2019 (ABP Ref: 303695-19, PA Reg Ref: D18A/0074) for the demolition of Riverside Cottage and the erection of 4 residential blocks with 43 residential units in total.



Highly sought-after residential area and will be of keen interest to developers and investors alike.



Zoned mainly Residential under the Dun Laoghaire Rathdown County Development Plan 2016 - 2022.



Prime suburban residential development opportunity offering exceptional potential for a large residential scheme (subject to planning permission).



The area is a very attractive location for new home buyers being close to many retail facilities, amenities, the M50, the Luas and the coast.



Dublin City

Dun Laoghaire

Sandyford

Central Park

Leopardstown Golf Centre

Leopardstown Heights

M50

LUAS

The Gallops

Gallops Luas Stop

Sandyford Hall

Ballyogan Rd

Elmfield Development

Kilgobbin Road

Stepaside Educate Together NS

Gaelscoil Thaobh na Coille

Belarmine

LOCATION

The site is superbly located on the west side of Kilgobbin Road approximately 900m north of Stepside Village and close to many thriving residential developments including Belarmine, The Gallops and Clay Farm and is also close to many popular villages including Stepside, Dundrum, Cabinteely, Foxrock and Kilternan.

The property is exceptionally well served by both Public and Private Transport. The site is located approximately 700m south west of the Gallops Luas Stop and approximately 800m from Murphystown Luas Stop. There are also three bus routes on the Kilgobbin Road including No. 44 (DCU to Enniskerry) No. 47 (Poolbeg St. To Belarmine) and the 118 (From Kilternan Towards Eden Quay). Access to the M50 is available at Junction 14 (Stillorgan), approximately 1.5km from the subject property.

This is a highly sought after residential location and benefits from being located close to a host of amenities including the Belarmine Neighbourhood Centre, a Giraffe Crèche, an Educate Together primary school and Thaobh Na Coille Gaelscoil also adjoins the site to the west. Ticknock Forest, Marley Park, Fernhill Gardens, and the Powerscourt Estate and Waterfall at Enniskerry are all within easy reach.

In addition, Leopardstown Shopping Centre is located 1.5km east of the subject property, Carrickmines Retail Park is situated 4km east and Dundrum Shopping Centre is located 4km north of the subject property.



DESCRIPTION

The property comprises of largely regular shaped site extending to approximately 1.387 ha (3.43 acres) comprising of a well appointed bungalow with conservatory in very good condition and two pasture fields accessed from the Kilgobbin Road offering exceptional potential for a large residential scheme (subject to planning permission).

The site is bounded to the east by the Kilgobbin Road, to the south by the ruins of Kilgobbin Castle, to the west by Belarmine Vale, to the south-west by Gaelscoil Thaobh Na Coille Primary School and to the north by the existing residential area of Sandyford Hall with local shops.

The site slopes from east to west and on the western part of the southern boundary, given this topography car parking may be accommodated in a cost saving undercroft arrangement (SPP). The site also has a distinct tree line of mature age Sycamore, Horse Chestnut and Oak providing a fantastic enclosed tranquil setting.

The area is a very attractive location for new home buyers being close to many retail facilities, amenities, the M50, the Luas and the coast. A number of new housing schemes are planned and under construction close by and will bring an even greater vibrancy to the area.

M50 Motorway



Leopardstown Racecourse



Luas



Stepaside Educate Together NS



TOWN PLANNING

The site is zoned objective A – ‘to protect and or improve residential amenity’ and objective F ‘to preserve and provide for open space with ancillary active recreational amenities’ in the Dun Laoghaire Rathdown County Development Plan 2016- 2022.

Permitted in Principle under Objective A include:

Assisted Living Accommodation, Open Space, Public Services, Residential, Residential Institution.

Open For Consideration under Objective A

Allotments, Bring Banks/Bring Centres, Carpark, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Community Facility, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre/Healthcare Facility, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-Licence, Office Based Industry (a), Offices less than 200sq.m. (b), Petrol Station, Place of Public Worship, Public House, Restaurant, Service Garage, Shop Neighbourhood, Sports Facility, Tea Room/Café, Veterinary Surgery.

(a): less than 200sq.m. **(b):** Where the use will not have adverse effects on the ‘A’ zoning objective, ‘to protect and/or improve residential amenity’.

Planning Permission

Permission was granted by An Bord Pleanála on the 16th July 2019 (ABP Ref: 303695-19 PA Reg Ref: D18A/0074) for the demolition of Riverside Cottage and the erection of 4 residential blocks with 43 residential units in total. There are 9 one bed units, 19 two bed units and 15 three bed units with 69 car parking spaces (37 at source and 32 in a basement). There will be a new vehicular access through Belarmine Vale to the west, a two-way pedestrian/bicycle path connecting Belarmine Vale in the west to Kilgobbin Road to the east and 986m² of public open space.

THE OPPORTUNITY

Feasibility Study

The property has excellent potential for a higher density scheme. An indicative Feasibility Study has been prepared by Duignan Dooley Architects showing the potential for 79 apartments, 100 car spaces (49 Undercroft Spaces) and a creche facility (123m²) on the site.

The mix is as follows:

Number of Units	Type	Size (m ²)
20	One Bedroom Apartments	50.6-59.7
49	Two Bedroom Apartments	77- 91.7
10	Three Bedroom Apartments	101.6- 119.3



CGI Image of Block A - (No Planning Status)



Block A - Elevation 1.



Block A - Elevation 2.



Context Elevation



Block B - Elevation 1.

1.387ha (3.43 Acres)

PRIME RESIDENTIAL DEVELOPMENT LAND, KILGOBBIN ROAD, DUBLIN 18, D18 Y524

Title

Freehold title and offered for sale
with full vacant possession.

BER

TBC

Price

On application.

Further Information / Viewing

Strictly by appointment with the sole selling agent Lisney.

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The Lisney logo consists of the word "Lisney" in a white, bold, sans-serif font, centered within a white rectangular border. This border is set against a solid red square background.

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All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

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