

FOR SALE – DEVELOPMENT OPPORTUNITY

The Grove, Mart Lane, Foxrock, Dublin 18



CUSHMAN &
WAKEFIELD



Property Highlights

- Superb residential development site which extends to approx. 0.60 Ha (1.48 Acre) located in the affluent South Dublin suburb of Foxrock.
- The site comprises a large 5 bedroom house which extends to approx. 184 sq m (1,977 sq ft) and has been very well maintained throughout.
- HKR Architects have carried out a feasibility study for the property highlighting different developments options suitable for the site.
- Option 1 includes the development of 13 no. houses with 14 no. apartments while Option 2 includes the retention of the existing dwelling plus the development of 12 no. houses.

Contact

Paul Nalty

Email: paul.nalty@cushwake.com

Tel: +353 1 639 9320

Mob: +353 83 375 1902

Sean Kellegher

Email: sean.kellegher@cushwake.com

Tel: +353 1 639 9313

Mob: +353 87 269 0449

Cushman & Wakefield

164 Shelbourne Road

Ballsbridge,

Dublin 4

Ireland

Tel: +353 (0)1 639 9300

Location

- The subject site is situated within the prestigious suburb of Foxrock and is located along Mart Lane. It's situated approx. 10 km south of Dublin City Centre and has the benefit of easy access onto the N11.
- The immediate vicinity is an established residential area which predominantly pertains large detached residential properties set out on generous plots.
- The property has the benefit of ample amenity and services within close proximity to the site, with Foxrock Village located approx. 300 m south of the subject property.

Property Description

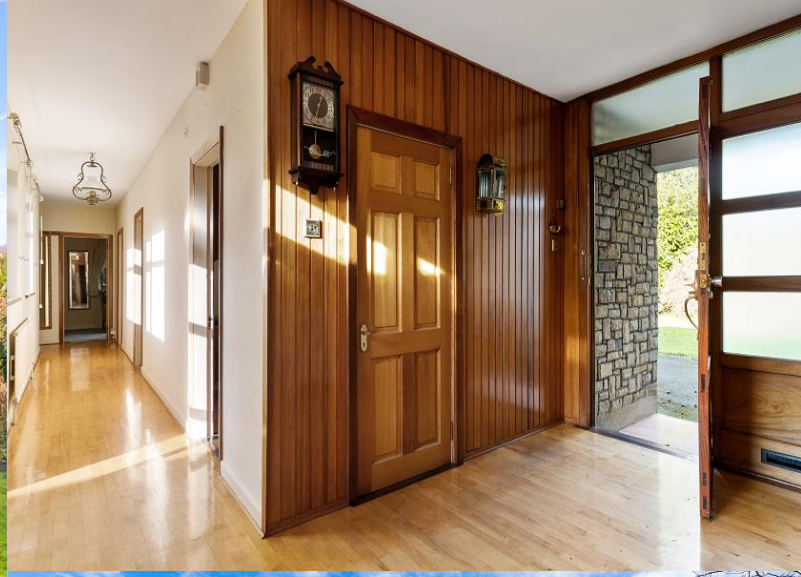
- The entire site extends to approx. 0.29 Ha (0.71 Acre).
- The existing dwelling comprises a 5 bedroom bungalow built in the late 1960's which extends to approx. 184 sq m (1,977 sq ft).

- The house also includes multiple living areas, three bathrooms and a garage. Overall, the house is in good condition and can be occupied immediately.
- The lands have been excellently maintained across the entire property and are relatively flat throughout, with a slight fall in the south east corner of the site.

The Opportunity

- The property is located within an area known as "Objective A – Existing Residential". Under this zoning, a redevelopment for new residential units and increased densities are permitted in principle.
- HKR architects have carried out a feasibility study highlight 4 different development options on the lands.
- These potential schemes have the capacity to generate significant end use values, by capitalising on the demand for luxury new homes in the area.





Title

Freehold

Guide Price

Excess €2,250,000

Viewings

Viewing strictly by appointment with the sole agent, Cushman & Wakefield.

Any intended purchaser will need to satisfy themselves with services into the property as well as the exact site area and floor areas.

A full copy of our general brochure conditions can be viewed on our website at <https://property.cushmanwakefield.ie/disclaimer>, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.