

FOR SALE – DEVELOPMENT OPPORTUNITY

Monkstown Farm, Dun Laoghaire,
Co. Dublin



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Property Highlights

- Excellent residential development site which extends to approximately 0.05 Ha (0.13 Acre), located on Monkstown Farm street in Dun Laoghaire.
- Zoned 'NC – Neighbourhood Centre' under the Dun Laoghaire Rathdown County Development Plan 2022 2028.
- Full Planning Permission has been granted for the demolition of the existing building and the construction of a residential led scheme which includes a ground floor commercial unit.
- The new development will comprise of a four storey building containing 5 apartments units: 4 No. 1 bed apartments and 1 No. 3 bed apartment. The scheme also allows for a secure bike storage and a bin storage area in the apartment under croft and a commercial unit at ground floor level.

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Location

- The subject site is situated within salubrious suburb of Dun Laoghaire and is located along Monkstown Farm street. It's situated approx. 9.5 km south-east of Dublin City Centre and has the benefit of being situated in close proximity to the N11 and N31.
- The immediate vicinity is an established residential area which predominantly pertains terraced housing, apartments, schools and mixed use residential with commercial at ground floor level.
- The property has the benefit of ample amenity and services within close proximity to the site, with Dun Laoghaire Village and harbour located approx. 1.5km north-west of the property.

Property Description

- The entire site extends to approx. 0.053 Ha (0.13 Acre).
- There is a vacant retail unit on site extending to 179.7 sq m (1,934 sq ft).

- The property fronts onto Monkstown Farm street, and is access therein. The site is bounded by an apartment development to the west that is currently under construction, and an existing apartment scheme to the east.

The Opportunity

- Full Planning Permission has been granted for the demolition of the existing building and the construction of a mixed use residential scheme with commercial at ground floor level (DLRCC planning ref; D21A/0287).
- The new development will comprise of a four storey building containing 5 apartments units: 4 No. 1 bed apartments and 1 No. 3 bed apartment. The permitted scheme also has a commercial unit at ground floor and a secure bike storage and a bin storage area in the apartment undercroft.
- Car parking will be provided for resident use to the rear at ground floor, which will be of substantial benefit for an incoming developer as a saving to their construction cost.





Title

Freehold

Guide Price

€700,000

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.

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