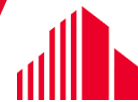


FOR SALE – DEVELOPMENT OPPORTUNITY

Ceiliúrlann, Leopardstown Road, Dublin 18



CUSHMAN &
WAKEFIELD



Property Highlights

- Superb high-profile residential development site which extends to approx. 0.32 Ha (0.80 Acre), located on Leopardstown Road, Dublin 18.
- The site comprises a large detached 3 storey 4 bedroom house with panoramic views of Dublin City and Dublin Mountains. The site also comprises an adjacent mews.
- Situated in an established and highly desirable residential location in the South Dublin Suburbs.
- Feasibility study included which highlights various development options across the site.
- Option 1 includes the development of 12 no. houses while Option 2 includes the development of 20 no. apartments.

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Location

- The idyllic site is situated along the high-profile Leopardstown Road. The site benefits from easy access onto the N11.
- The surrounding neighborhood is a well-established residential vicinity, primarily characterised by a mix of detached residential properties.
- Foxrock Village services the area and is located approx. 1.2 km south of the site, while Sandyford is located approx. 1km to the west. Public transport is served well with the Newtown Avenue Bus Stop located approx. 250m from the site, while Sandyford Luas stop serving the Green Line is situated 1 km to the west.

Property Description

- The entire site extends to approx. 0.32 Ha (0.80 Acre) and comprises an architecturally designed house built in 1968. The dwelling comprises 4 no. bedrooms, 1 no. study and extends to approx. 184 sq m (1,977 sq ft). The adjacent mews extends to 75 sq m (807 sq ft).

- The house also enjoys panoramic views across Dublin City and Mountains, which enhances its open-plan configuration. Overall, the house is in good condition and can be occupied immediately.
- The topography of the land is generally flat throughout and it includes the benefit of two vehicular entrances, thus complimenting a potential residential scheme in the future.

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.
- A feasibility study highlights 2 different development options on the lands, which is available upon request.
- These potential schemes have the capacity to yield significant end use values, by capitalising on the pent-up demand for new homes in the vicinity.





Title

Freehold

Guide Price

Excess €1,700,000

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.

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.



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