

YONDER,
ULVERTON ROAD /
HARBOUR ROAD,
DALKEY,
CO. DUBLIN



FOR SALE - PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P.)

Yonder, Ulverton Road / Harbour Road, Dalkey, Co. Dublin

Property Summary

- Superb residential development site extending to approx. 1.56 acres.
- Exceptionally well located on Ulverton Road and Harbour Road.
- Existing, detached, 7 bedroom house on site providing a high existing use value.
- Zoned Objective A Residential.
- Positioned approx. 0.75 km from Dalkey Village and approx. 1.0km from Dalkey DART Station.
- Positive planning history for the development of 18 apartments and 6 houses (now lapsed).
- Potential for an attractive housing or duplex scheme on site (S.P.P.).



Location

The site is located on Ulverton Road and Harbour Road in Dalkey, Co. Dublin. Dalkey is one of South Dublin's most sought-after residential locations, positioned approx. 15km south of Dublin City Centre.

This coastal village has a diverse range of cafés, restaurants, boutiques, specialist retailers and professional services.

Dalkey benefits from excellent public transport, including DART services from Dalkey Station providing frequent connections to Dublin City Centre and the wider metropolitan area. The area is also readily accessible via the N11 and M50 motorway network.

Both Loreto Abbey and Castle Park schools are also within an easy walk of the site.



Killiney Beach > 2.0km



DART / Commuter Rail Station > 1.0km



Village Centre > 0.75km



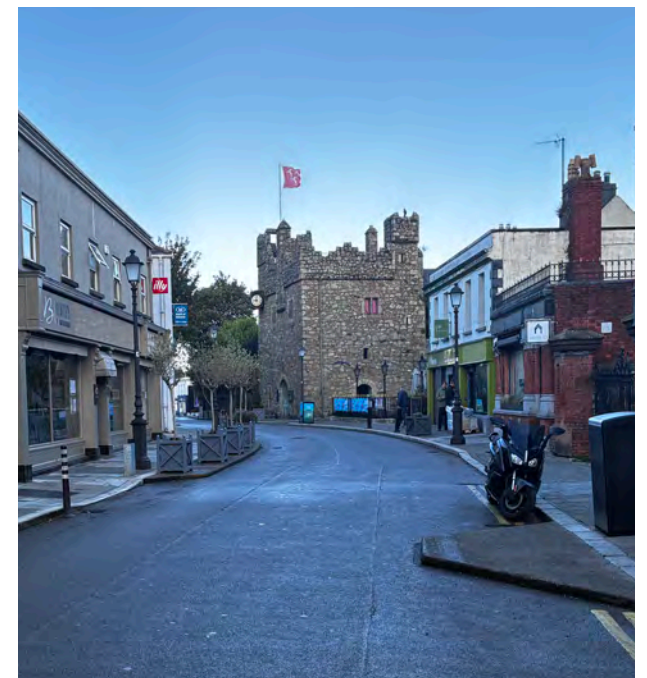
Killiney Golf Club > 2.5km



Sandycove Tennis Club > 1.0km



N11 > 5.0km



Description

The entire site extends to approx. 1.56 acres with the upper section of the site accessed from Ulverton Road while the lower section is accessed from Harbour Road. There is a right of way over the access lane serving 2 houses to the rear.

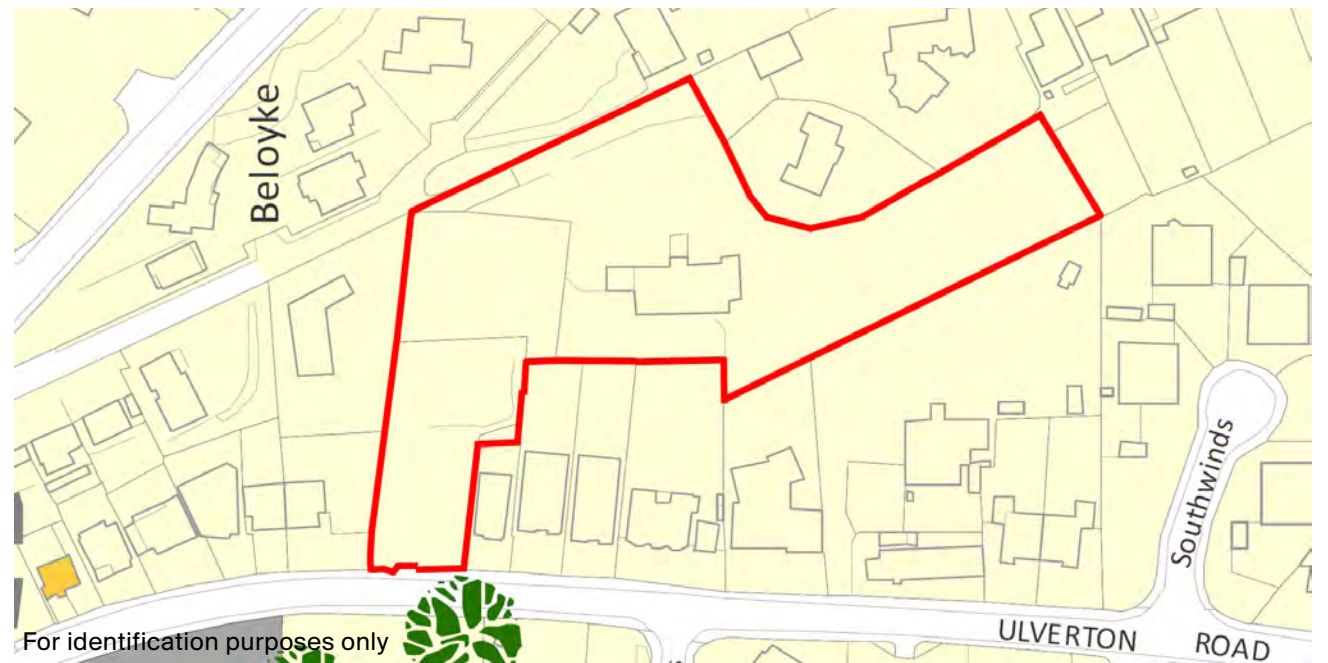
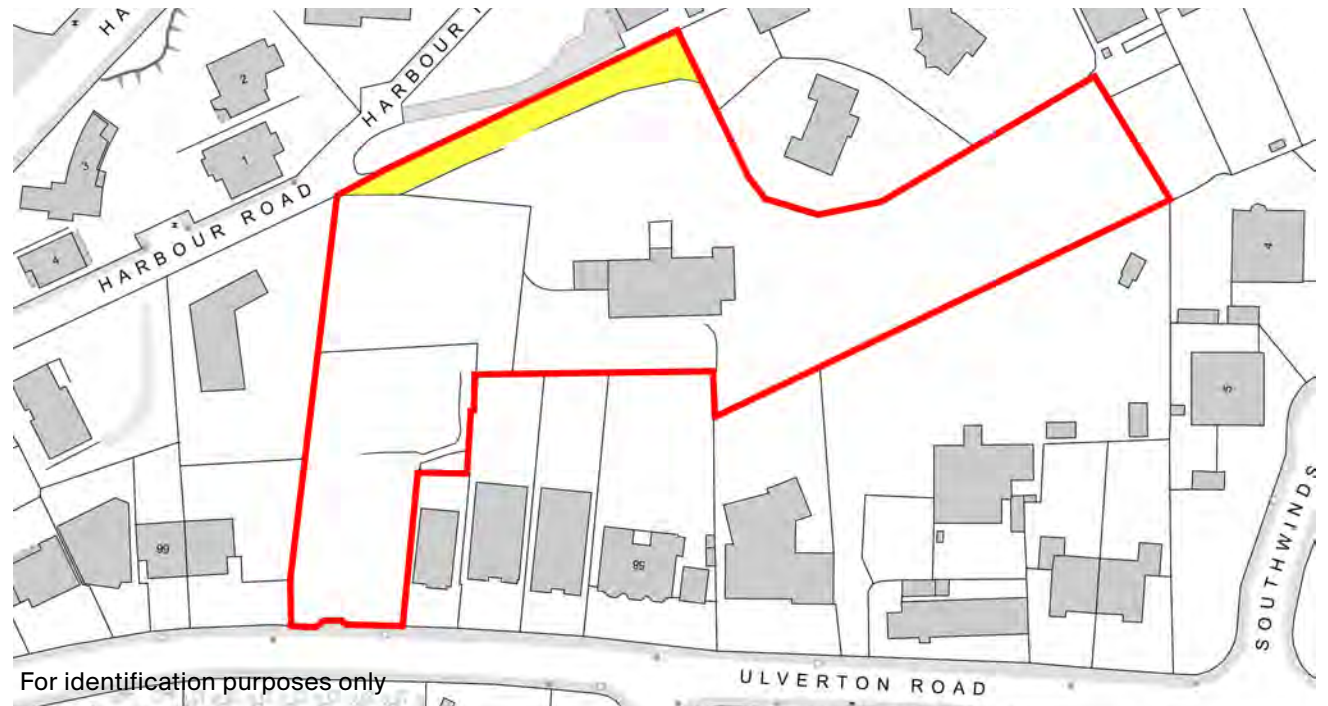
Maple Tree House, a detached 7 bedroom house, is situated on the lower portion of the site.

Zoning

The site falls under the DLR County Development Plan 2022 – 2028. Under this Plan, the entire site is zoned Objective A Residential.

That is 'To provide residential development and improve residential amenity while protecting the existing residential amenities'.

Planning permission was previously granted on the site for the development of 18 apartments and 6 houses. The duration of this permission has since lapsed.



Feasibility Study - Option 1

A Feasibility Study has been commissioned for the site which was prepared by DMOD Architects. The study provides for an attractive scheme of 14 houses (S.P.P.).

Two no. detached, 4 bedroom houses are accessed from Ulverton Road with the remaining 12 houses accessed from Harbour Road.

Schedule	Units
A - Detached - 4 Bed	2
B - End Terrace - 3 Bed	2
B - Mid Terrace - 3 Bed	2
C - End Terrace - 3 Bed + Study	2
C - Mid Terrace - 3 Bed + Study	2
C1 - Mid Terrace - 3 Bed + Study	2
D - Semi Detached - 2 Bed + Study	2
Total	14

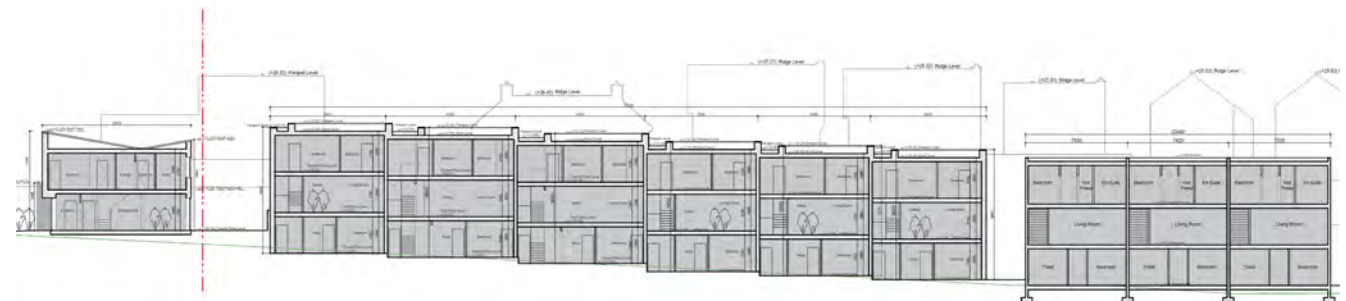


Feasibility Study - Option 2

Alternatively, the Type B units could be amended to provide 3 x ground floor 2 bed apartments and 3 x first and second floor duplexes providing a total of 16 units (S.P.P.).

The balance of the site would remain as per Option 1.

Schedule	Units
A - Detached - 4 Bed	2
B - Apartment - 2 Bed	3
B - Duplex - 3 Bed	3
C - End Terrace - 3 Bed + Study	2
C - Mid Terrace - 3 Bed + Study	2
C1 - Mid Terrace - 3 Bed + Study	2
D - Semi Detached - 2 Bed + Study	2
Total	16





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Price on Application

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