



TEDCASTLES

DÚN LAOGHAIRE, CO. DUBLIN

FOR SALE

Prime Residential Development Site
F.P.P. for 84 Residential Units



Prime Residential Ready-To-Go Development Opportunity



Asset Highlights



Exceptional development site of 0.76 acres (0.31 ha) approx. with spectacular sea views overlooking Dún Laoghaire west pier.



Highly sought after residential location in close proximity to renowned amenities including Monkstown Village, De Vesci Gardens, Seapoint Beach and Dún Laoghaire Harbour and Dún Laoghaire town centre amongst many others.



Excellent public transport links with Salthill & Monkstown DART station located just 300m away from the site providing frequent access to Dublin City Centre while numerous Dublin Bus routes also service the area.



Full planning permission in place for an attractive apartment scheme comprising 84 residential units.



DÚN LAOGHAIRE WEST PIER

DART LINE

CUMBERLAND STREET



DE VESCI TENNIS CLUB

OLD DUNLEARY ROAD





Amenity Offering

There is a wide range of leisure and recreational amenities in the surrounding area, with Dún Laoghaire Harbour providing access to an exceptional coastal and maritime offering. Nearby facilities include the National Yacht Club, Dún Laoghaire Marina, together with De Vesci Tennis Club and Monkstown Tennis Club.

The wider area also benefits from an excellent selection of health and fitness facilities, including West Wood Club and DLR Leisure Monkstown, together with an extensive network of coastal walking and cycling routes. Dún Laoghaire Baths, the East and West Piers, People's Park and the nearby Forty Foot provide further opportunities for outdoor recreation.



Education

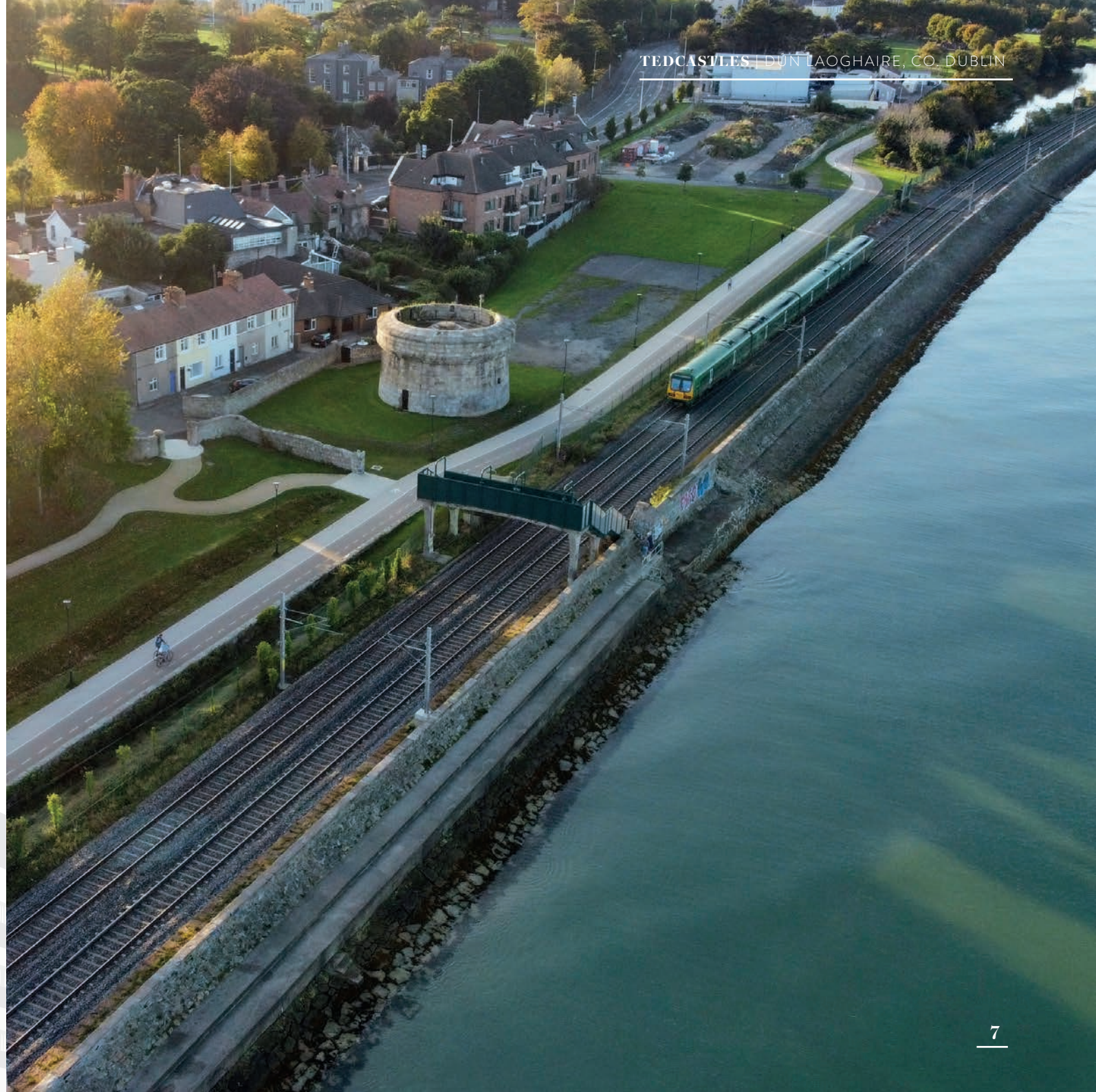
The immediate area is served by an excellent array of highly regarded schools at all levels. Local primary schools include Monkstown Educate Together National School, Monkstown Park Junior School, Holy Family National School and St Patrick's National School. Nearby secondary schools include CBC Monkstown Park, Newpark Comprehensive School, Rockford Manor Secondary School and Dominican College Sion Hill, to name but a few.

In addition, a number of third level institutions are located within easy reach, including IADT Dún Laoghaire and University College Dublin.

Transport

The subject property is very well served by public transport, with Salthill & Monkstown DART Station located within a short walk and Dún Laoghaire DART Station also close by, providing regular services to Dublin City Centre and along the coastal corridor.

Furthermore, the area is served by a range of bus routes and benefits from excellent connectivity by road, with convenient access to the N11 and M50, which provide ease of access to Dublin Airport and the wider Dublin region.





PROPOSED SCHEME CGI



PROPOSED SCHEME CGI

Planning Permission

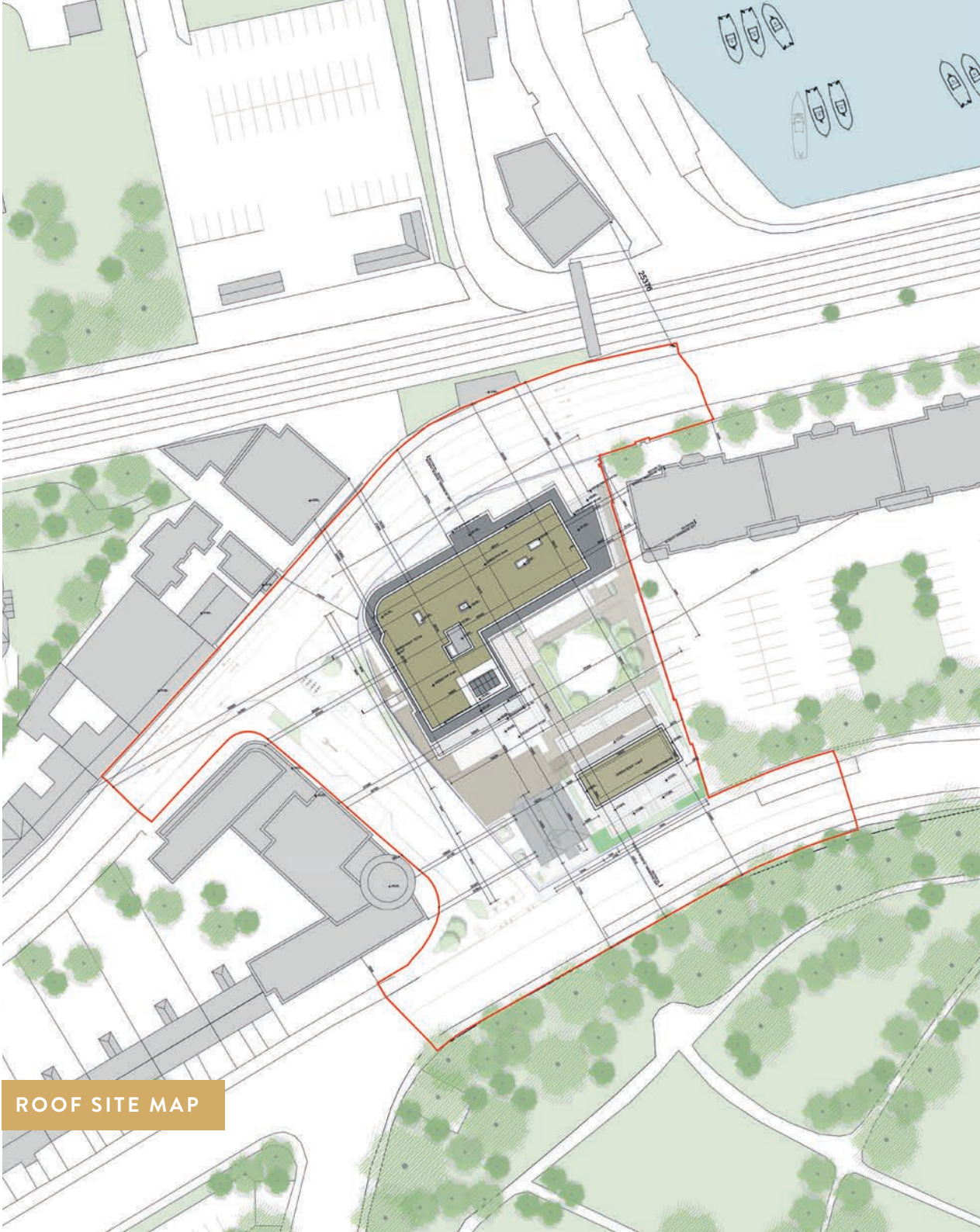
The site benefits from a grant of planning permission by Dún Laoghaire Rathdown County Council under Ref. D24A/0484/WEB for the construction of an attractive scheme comprising 84 residential units together with approximately 60 sq.m. of retail and co-working offerings. The permitted scheme provides for the redevelopment of this prominent corner site through the delivery of two apartment blocks ranging in height from five to seven storeys, together with landscaped amenity space, public realm enhancements and cycle parking.

The development also incorporates Dun Leary House, a protected structure, with the permitted works providing for its retention and conservation. The approved development also includes significant streetscape and public realm improvements together with enhanced pedestrian and cycle connectivity.

A full planning pack is available to download via the property data room.
www.tedcastles.com

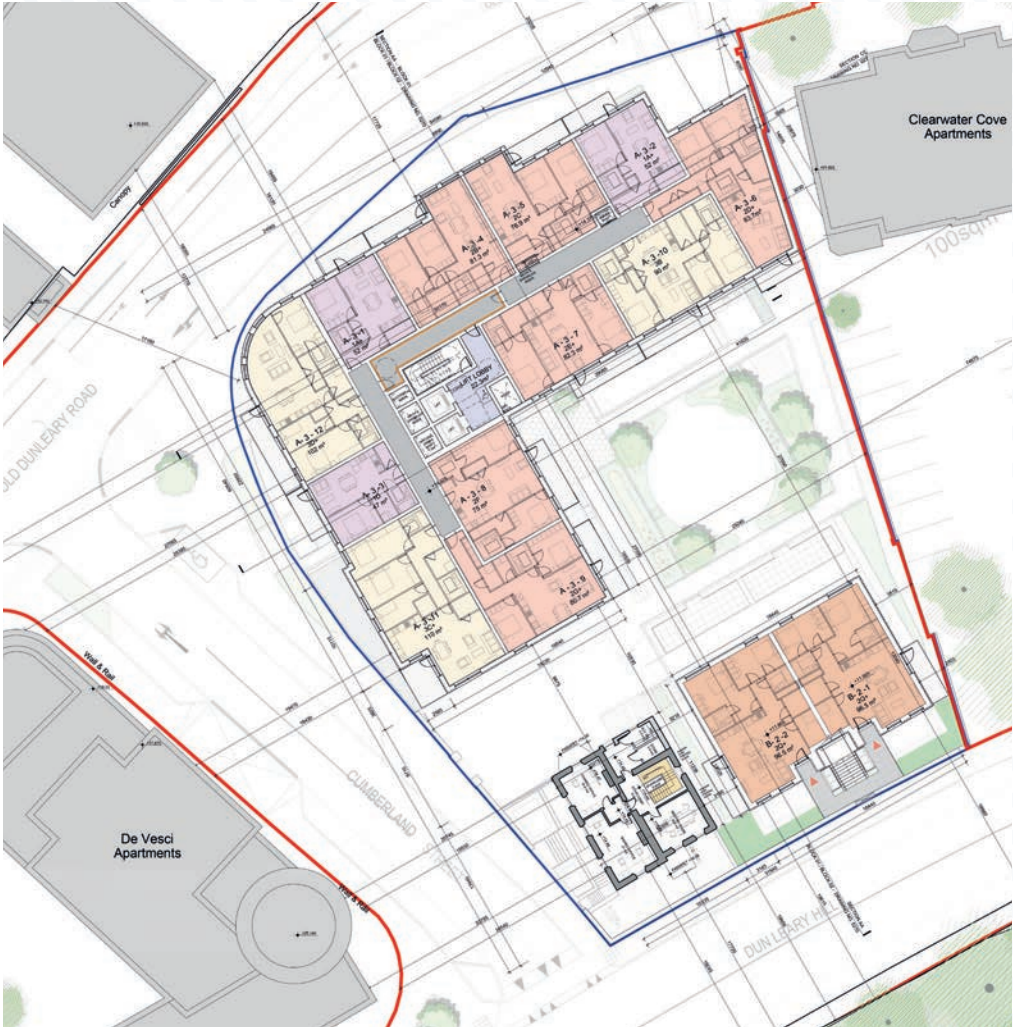
Schedule Of Accommodation

	1 Bed	2 Bed	3 Bed
Block 1	22	38	16
Block 2	-	2	6
Total	22	40	22
Mix %	26.2%	47.6%	26.2%
Size	47.2-56.6 sq. m.	75.0-96.5 sq. m.	96.0-149.0 sq. m.





GROUND FLOOR SITE MAP



THIRD FLOOR SITE MAP



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Full details can be found on the Dataroom for the sale
which can be accessed at:

www.tedcastles.com



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PSRA Registration Number: 001266
Subject to Contract / Contract Denied / Without Prejudice

VIEWING: Strictly by appointment only

SOLICITOR: **McCann FitzGerald LLP**
Riverside One, Sir John Rogerson's Quay,
Dublin 2, D02 X576

CONDITIONS TO BE NOTED:

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