

Prime residential investment and development opportunity in the heart of Ranelagh, Dublin 6.



DARTMOUTH
ROAD

Site outline is for illustrative purposes only



EXISTING RESIDENTIAL PROPERTY ARRANGED AS THREE APARTMENTS TOGETHER WITH A DEVELOPMENT SITE TO THE REAR

Executive Summary



Location - Prime residential investment and development opportunity located on Dartmouth Road, Ranelagh, Dublin 6, one of Dublin's most sought-after and established residential suburbs.



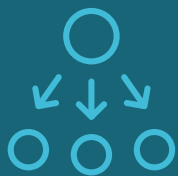
Site Area - Site extending to approximately 0.15 acres, comprising an existing residential building and rear surface car park/development site extending to approximately 0.09 acres.



Development Potential – Feasibility study prepared demonstrating capacity for various options including the retention of the existing property with either 2 no. three-bedroom houses or 3 no. two-bedroom mews houses to the rear (subject to planning permission).



Vacant Possession – The existing property will be offered for sale with vacant possession, providing purchasers with immediate flexibility for owner-occupation, investment or redevelopment.



Available in Lots - The site is available for sale in three lots, "Lot 1: The Development Site", Lot 2, the existing property, "Lot 3" the entire, both the development site and the existing property



The Property



Description

29 Dartmouth Road comprises an end-of-terrace period property situated on a prominent and highly desirable residential street within Ranelagh, Dublin 6. The property is currently arranged as three residential apartments and occupies a site extending to approximately 0.15 acres. To the rear is a surface car park extending to approximately 0.09 acres and providing approximately 20 parking spaces.

The existing building is a Protected Structure (RPS Ref. No. 2141) and was originally constructed as a private residence before subsequently being adapted for use as a veterinary clinic. The property has since been converted into three residential units, two of which retain many original period features including generous ceiling heights and architectural detailing

The site benefits from a regular configuration and level topography. Vehicular access to the rear car park is provided via a gated entrance from Dartmouth Terrace.

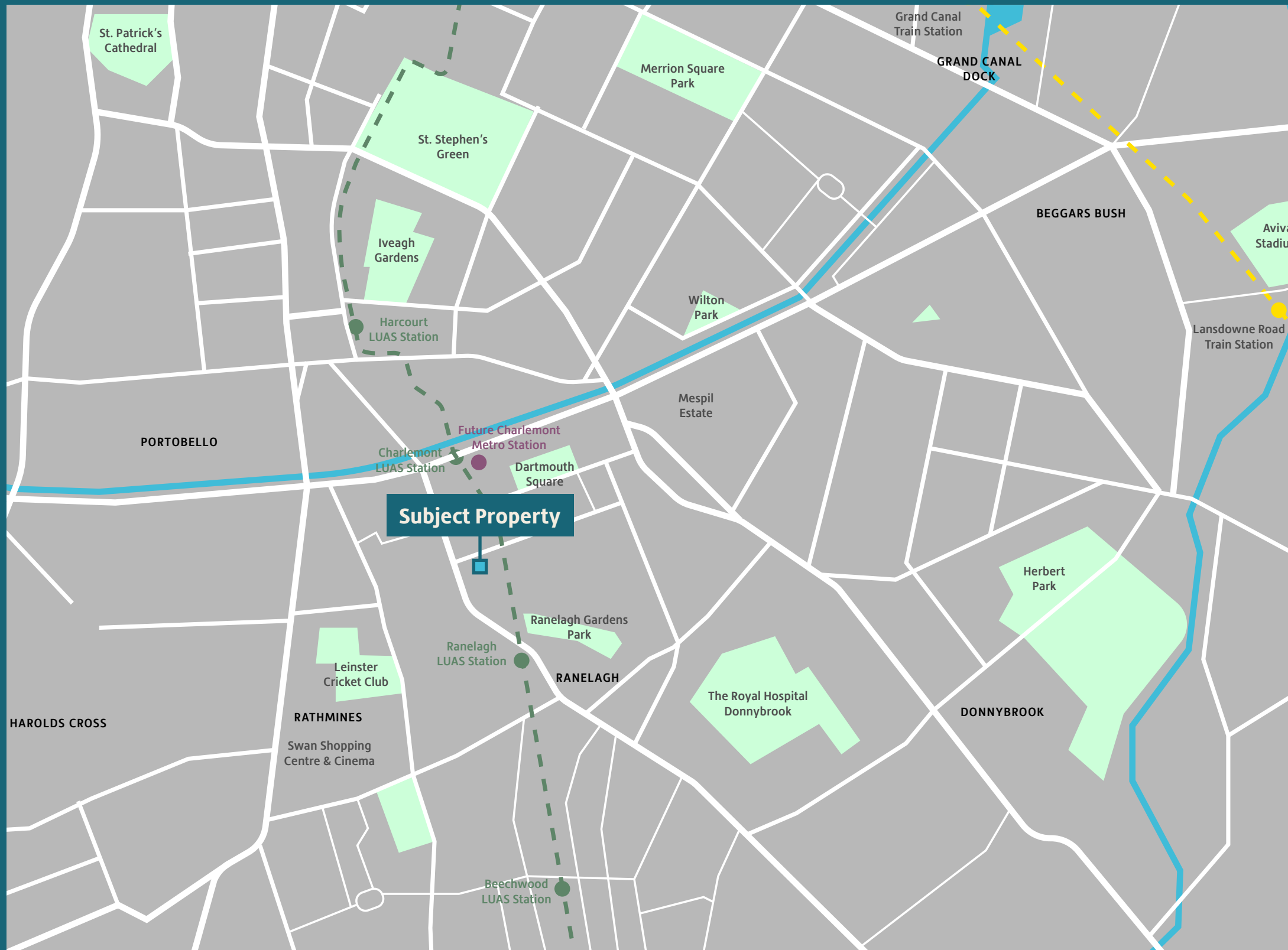
Zoning

The property is zoned Objective Z2 – Residential Neighbourhoods (Conservation Areas) under the Dublin City Development Plan 2022-2028.

The objective of this zoning is:

“To protect and/or improve the amenities of residential conservation areas.”

Connectivity



29 Dartmouth Road enjoys an exceptionally accessible and desirable location within Dublin 6, benefiting from superb public transport connectivity and immediate access to Dublin City Centre.

The property is ideally situated within walking distance of both the Ranelagh and Charlemont Luas stops on the Green Line, providing frequent services to St. Stephen's Green, Dublin City Centre, Dundrum and Sandyford. The location will be further enhanced by the future MetroLink, with its southern terminus planned at Charlemont, offering direct connectivity to Dublin Airport and key destinations across the city.

Located approximately 2km south of Dublin City Centre, the property benefits from excellent access to the CBD, multiple universities as well as a host of recreational amenities. The surrounding area is one of Dublin's most established and affluent residential locations

Local Amenities

The area benefits from an excellent range of local amenities including Ranelagh Village, Rathmines Village, The Swan Centre, Ranelagh Gardens as well as a host of local cafes, restaurants and pubs.

Benefiting from excellent public transport links, easy access to the M50 motorway and Dublin Port Tunnel and close proximity to a range of established employment, educational and retail destinations, 29 Dartmouth Road occupies a highly accessible position within one of Dublin's most well-established areas.

Outstanding Local Amenities



Ranelagh Village



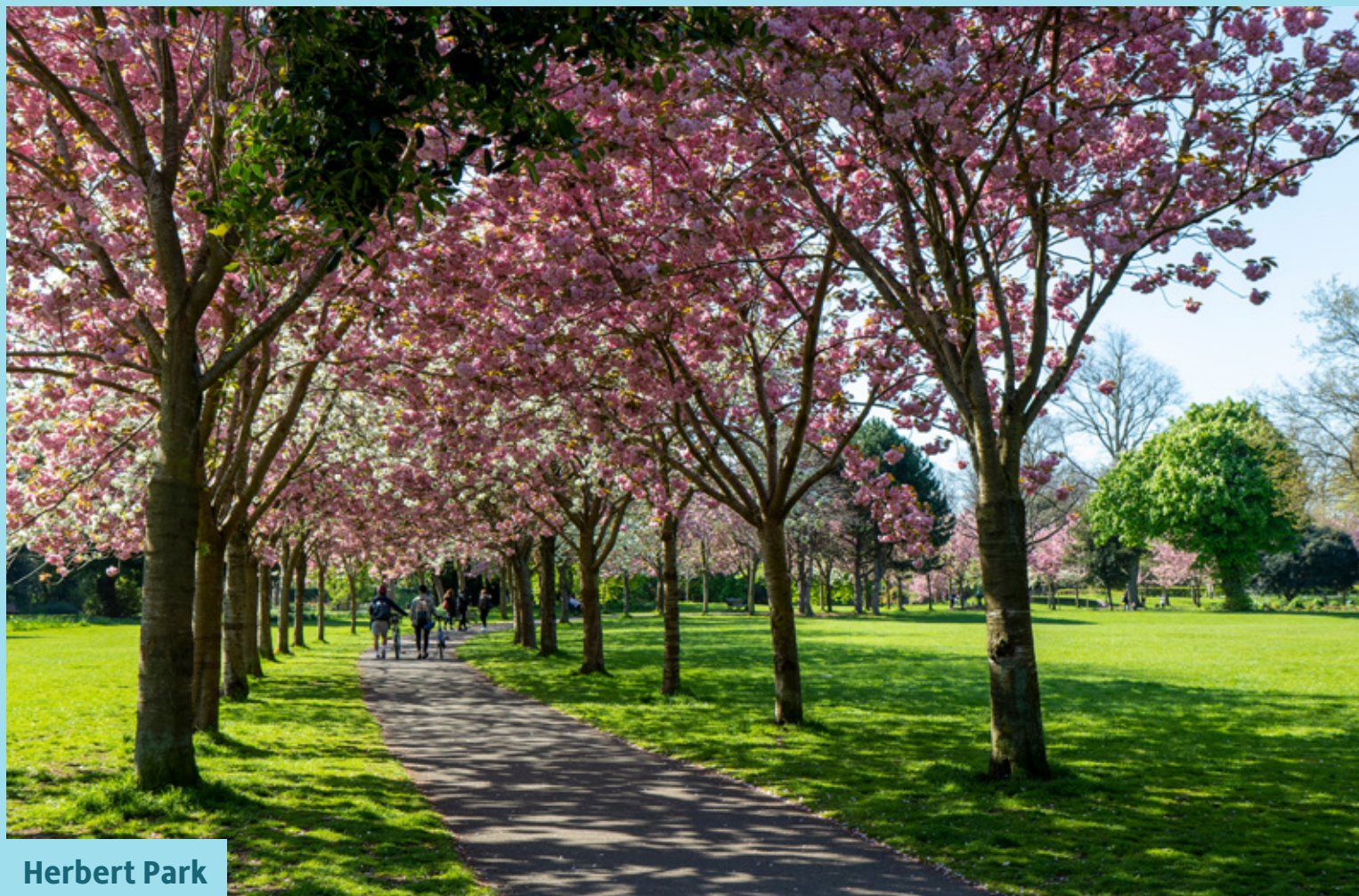
Rathmines



Grand Canal & Charlemont Luas



St. Stephen's Green



Herbert Park



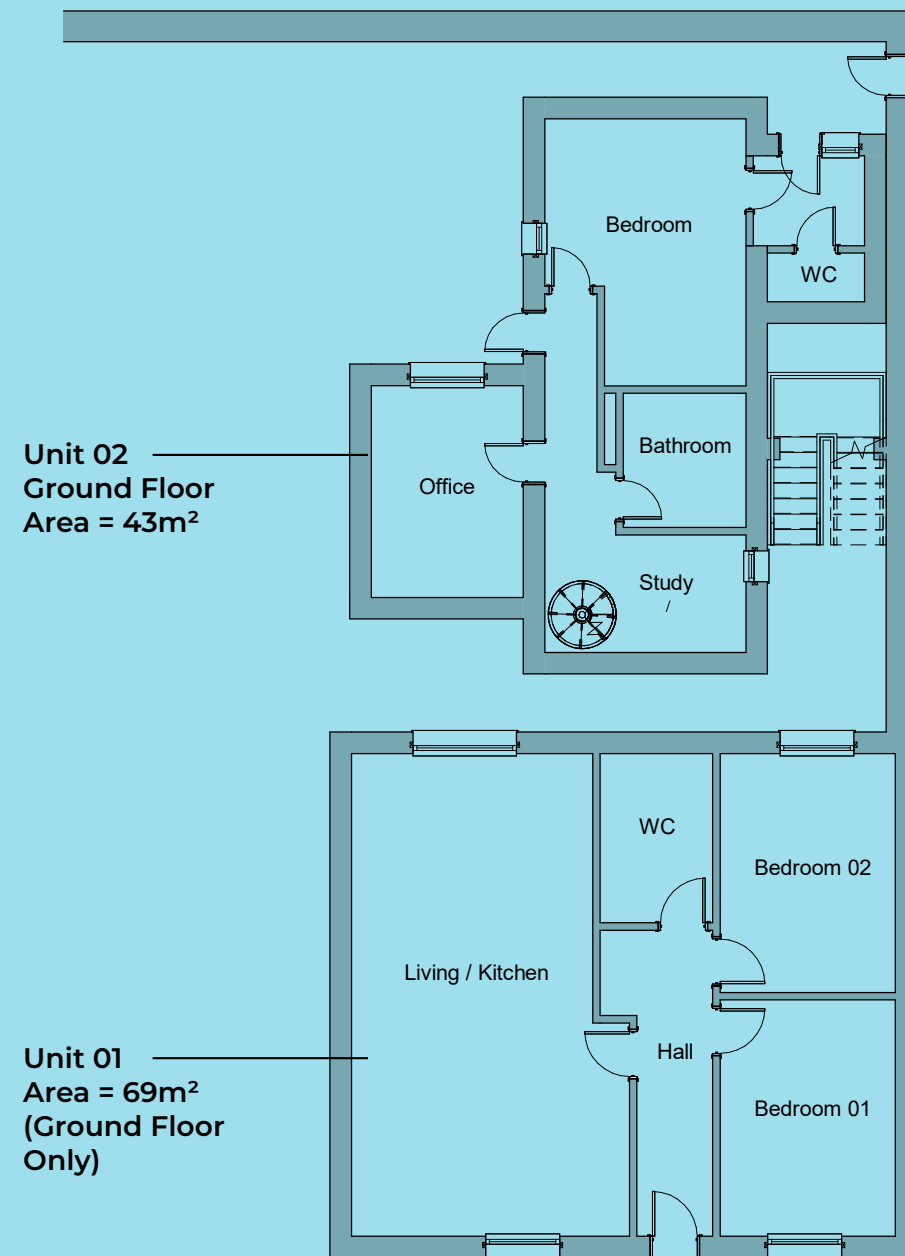
UCD



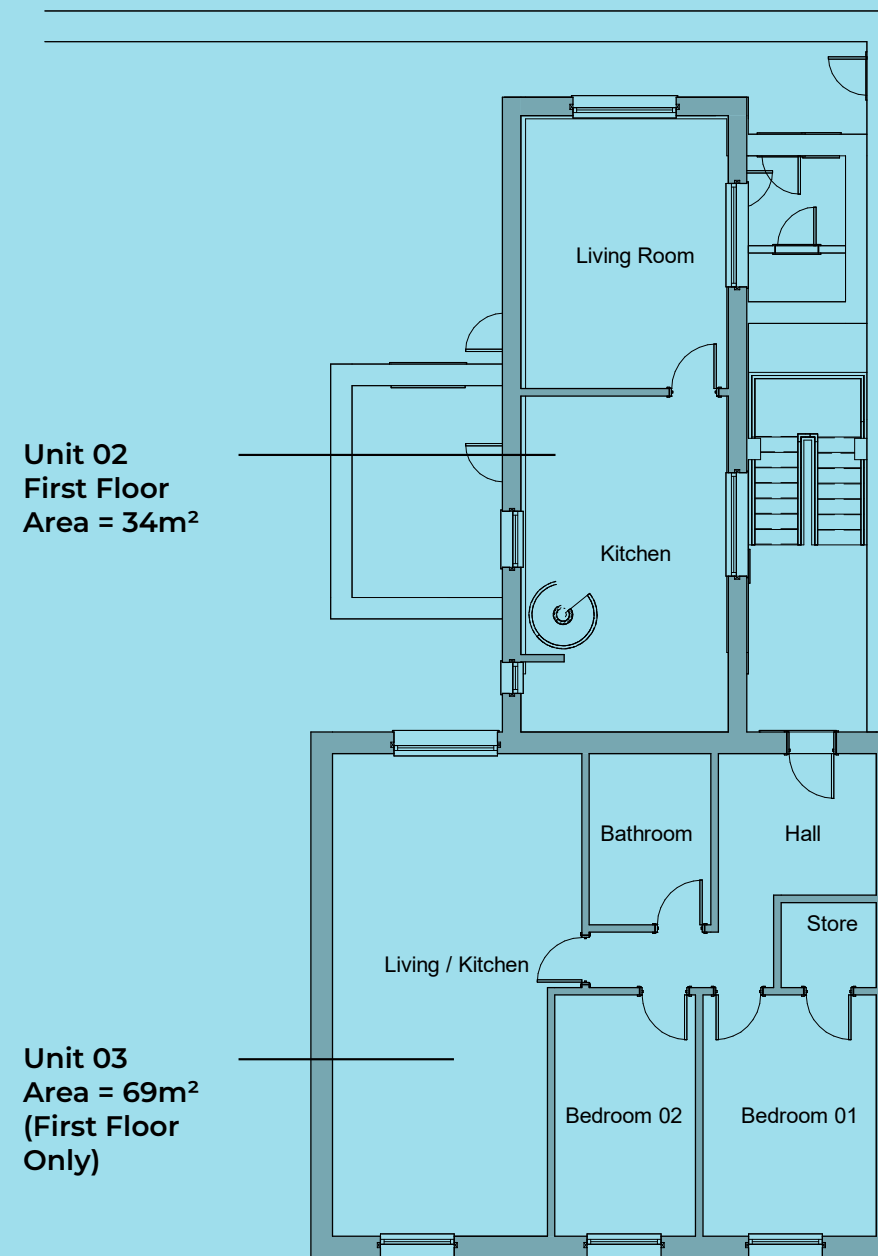
The Hill Pub, Ranelagh



Existing Property Description



Existing Ground Floor Plan
Approx total area = 112m²



Existing First Floor Plan
Approx total area = 103m²

The existing property comprises an attractive period Protected Structure extending to approximately 215 sq.m. (2,314 sq.ft.), currently arranged as three self-contained residential units across ground and first floor levels.

The three self-contained residential units are all presented in good condition. Two apartments, are contained within the original period residence, extending to 69 sqm and 77 sqm, benefit from a range of attractive heritage features, including generous ceiling heights and well-proportioned accommodation.

A third apartment (69 sqm) is positioned within a modern rear extension and provides bright, contemporary living accommodation finished to a high standard.

The Development Site

An architectural feasibility study has been prepared which demonstrates the site's strong redevelopment potential (SPP) for the rear of the site, while retaining the existing Protected Structure.

Various residential development scenarios have been identified and we have listed two of these options below:

Option 1: Two no. three-bedroom houses, with the existing house and rear extension retained.

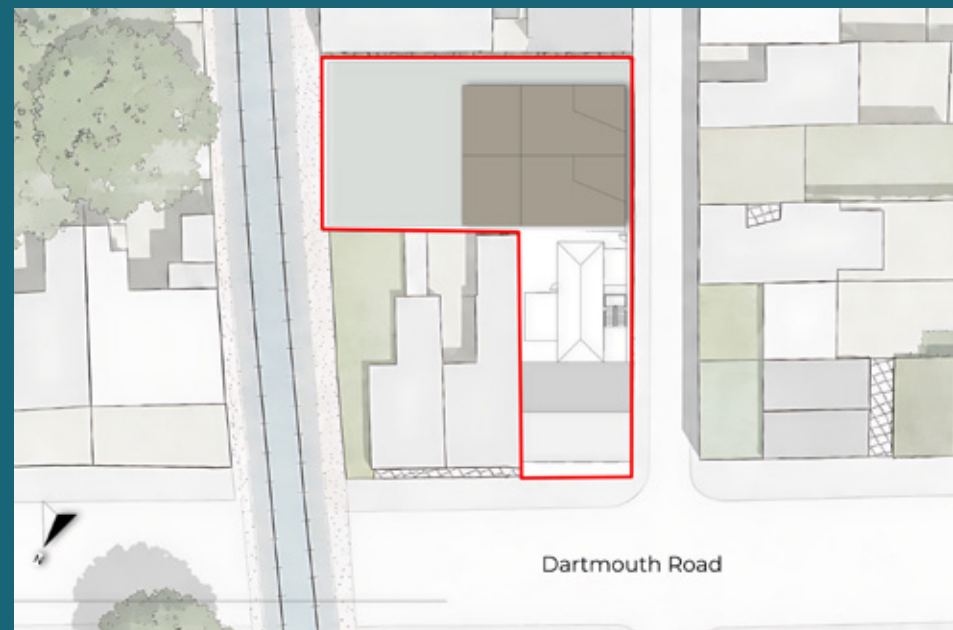
Option 2: Three no. two-bedroom mews houses, with the existing house and rear extension retained.

Both options present an opportunity to enhance the site through the delivery of high-quality residential accommodation in one of Dublin's most sought-after residential locations, Subject to Planning Permission.

There are a total of 4 development options (SPP) within the feasibility study which is available upon request.

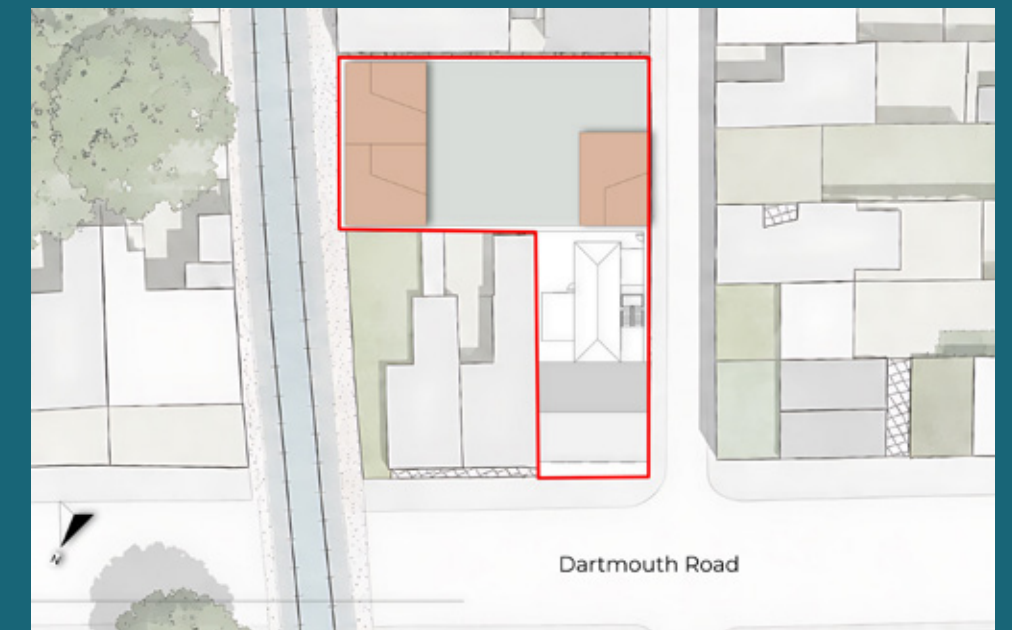
Option 1 –

Retention of the existing house and rear extension, together with the development of two no. three bed houses, each extending to 180sqm over three storeys.



Option 2 –

Retention of the existing house and rear extension, together with the development of 3 no. two-bedroom mews houses, each extending to approximately 90 sq m, over three storeys.



Further Information

For access to the data room, please contact the Selling Agent

Viewings

Viewings of the property are to be arranged strictly with the sole selling agent.

Title

It is understood that the property is held freehold.

Services

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

BER

Exempt

Selling Agent



Savills Ireland

33 Molesworth Street
Dublin 2
Savills.ie
PSRA Licence No. 002233



Paul Nalty

+353 1 618 1410
paul.nalty@savills.ie



Peter Abrahams

+353 1 663 4368
peter.abrahams@savills.ie