

# 1, 2 & 3 GARTERS LANE, SAGGART, CO. DUBLIN

PRIVATE GATED DEVELOPMENT INCORPORATING 3 LARGE FAMILY  
HOMES AND AN ADDITIONAL SITE EXTENDING TO APPROX. 0.3 ACRES

## FOR SALE

BY PRIVATE TREATY





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### LOCATION

The offering is prominently positioned on Garters Lane, on the outskirts of Saggart Village, adjacent to the popular City West Hotel and Golf Club.

Saggart has being recognised as Ireland's fastest growing town in census 2016, it also earned the title in the preceding 2011 census. Located approx. 18 km from Dublin City Centre the town offers the advantages of being closely located to the Ireland's capital city yet presents a tranquil setting on the edge of the Dublin Mountains.

Retail facilities are growing along with the population in the area. Citywest Village Shopping Centre is situated 1.3km from the properties. The village of Saggart offers Dunnes Stores and Insomnia along with a host of eateries and pubs. Award winning store, Avoca, Rathcoole is located less than 2km from the development.

Some of the Indigenous and International employers in the area include Glanbia, Uniphar Group, SAP SE and Pfizer Pharmaceuticals.

Occupants of Garters Lane will be spoilt for choice with an abundance of amenities, clubs and school facilities on their doorstep. St Mary's National School is conveniently located 150m from the development.

Saggart Luas Stop is located 400m from the development, Dublin's orbital motorway M50 is conveniently 5 minutes away with direct access from the N7. Dublin Airport is within a half an hour reach.

### DESCRIPTION

This is an inimitable offering of three exceptionally large family homes situated within a small private gated development on a total site of approx. 0.76 acres. The overall site comprising the properties is surrounded by mature trees and shrubbery, offering an enviable location on Garter Lane.

The 3 existing properties, built c. 2007, comprise of two end terrace and one mid terrace, all with rear garden (refer to table). The properties appear to have being built to a high specification and offer attractive additional features such as walk in wardrobe, study and utility room.

All 3 properties are currently tenanted, details of the lease agreements in place and a more detailed description of the properties is available on request.



CITYWEST HOTEL

### AREA SCHEDULE

Property	Floor Area Sq. m.	Floor Area Sq. ft.
No. 1 Garters Lane	243	2611
No. 2 Garters Lane	229	2461
No. 3 Garters Lane	243	2611

\* Floor areas are approximate



AVOCA RATHCOOLE



COURTYARD



ADJACENT SITE



# AERIAL



## TOWN PLANNING

The site is zoned OS in the South Dublin County Development Plan (SDCDP) 2016 – 2022, which is described as 'To preserve and provide for open space and recreational amenities'.

Some of the uses permitted in principle; Community Centre, Open Space, Sports Club

Uses open for consideration include; Residential, B & B, Childcare facilities, Guest House, Education, Hotel.

The area of Saggart/ Citywest is recognised as an emerging moderate sustainable growth town within the SDCDP.

## INVESTMENT/ DEVELOPMENT POTENTIAL

The offering represents a prime opportunity to acquire three residential investment properties, in close proximity to a variety of amenities.

The adjoining site offers potential for future development subject to Planning Permission.

Garters Lane is a unique scheme which provides a purchaser with potential for immediate income yet also provides future development potential within an ideally positioned site subject to PP.



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For illustrative purposes only.

### TITLE

We understand the title  
held is Freehold.

**BER**

**BER C1**

### VIEWING

Strictly by appointment.

### CONTACT



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WAKEFIELD**

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Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at [www.sherryfitz.ie/terms](http://www.sherryfitz.ie/terms) or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.