



"Sherrington Lodge", Dublin Road, Shankill, Co. Dublin

"Ready to Go" Site For Sale by Private Treaty

Prime Residential Development Site with FPP for four residential units in one block. Site area extends to c.063 Ha (0.155 Acres)

LOCATION

The site is conveniently located on the old Dublin – Bray Road, the R119, approximately half a kilometre south of Shankill Village and adjacent to the “Olcovar” residential development and the location also provides good access to both the M50 & M11 motorways. The property is approximately 4.2km from Bray Town Centre and approximately 18.2km from Dublin City Centre. The location benefits from the local amenities provided by Shankill Village including, shops, restaurants, bars etc. The location benefits from a number of golf clubs including Woodbrook & Dun Laoghaire and Killiney Hill is another popular local amenity within easy reach of the site.

DESCRIPTION

The site extends to approximately 0.06 Ha (0.15 Acres) with planning permission granted for 4 residential apartments. There is a single-storey dwelling located adjacent to the entrance and this dwelling is to be demolished to make room for the planned development. The east boundary of the site is a 2-metre-high granite rubble stone wall, adjacent to the public footpath of the R119. The north, west & south aspects of the site are flanked by the “Olcovar” residential development.

FEATURES

- Planning permission granted for a new 3 Storey apartment building comprising 4 no Residential Units. (1 no. 1 Bed apt, 2 no. 2 Bed apt and 1 no. 3 Bed penthouse)
- Site Area Approx. 0.06 Ha (0.15 Acres) (c. 40m Road Frontage)
- Zoned “To Protect and / or improve residential amenity” in accordance with 2010 2016 Dun Laoghaire Rathdown Development Plan.
- Close proximity to Shankill Village with easy access to M11 & M50 Motorways.
- Local amenities include: Shankill Village, St Columcille’s Hospital, Shanganagh Park & Shankill Dart Station.



ACCOMMODATION

Unit No.	No. Bedrooms	Floor	Approx. Size
1	2 Bed	Ground Floor	102 Sq m
2	1 Bed	First Floor	58 Sq m
3	2 Bed	First Floor	94 Sq m
4	3 Bed	Second Floor	144 Sq m

Vehicular access to the site is directly from the public road with the new development allowing for 6 car parking spaces.

ZONING

The site is Zoned Objective A “To Protect and / or improve residential amenity” in accordance with 2016 – 2022 Dun Laoghaire Rathdown Development Plan.

TRANSPORT

Shankill Village is serviced by a number of Dublin Buses, including the 7b, 145 & 45a each providing access to Dublin City Centre. Shankill DART station is approximately a 15-minute walk from the property and serves all stops to Connolly station.

PLANNING

Planning Ref: D15A/0683 – Dun Laoghaire-Rathdown County Council.

BER DETAILS

BER Exempt

ASKING PRICE

€290,000

CONTACT DNG ADVISORY TEAM

Gemma Lanigan BA MIPAV
+ 353 1 491 2610 gemmalanigan@dng.ie
Alan Denihan BSC
+353 1 491 2612 alandenihan@dng.ie



PSL No. 002049



Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.