

FOR SALE BY PRIVATE TREATY

# 68 DEERPARK ROAD

MOUNT MERRION, COUNTY DUBLIN

Prime Residential Development Opportunity

Excellent planning precedent

Approx. 1.1 acres (0.44 hectares)





# PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY







# PRIME RESIDENTIAL LOCATION

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| 1. Deer Park                      | 8. Radisson Blu St. Helen's      |
| 2. McGuire's Convenience Store    | 9. St. Vincents Hospital         |
| 3. John O'Reilly Butchers         | 10. Elm Park Golf and Sport Club |
| 4. Esther's Restaurant & Wine Bar | 11. UCD                          |
| 5. Michael's Seafood Restaurant   | 12. Aviva Stadium                |
| 6. Kiernan's Supervalu            | 13. RTE                          |
| 7. The Rise Pharmacy              | 14. Dublin city centre           |



## LOCATION

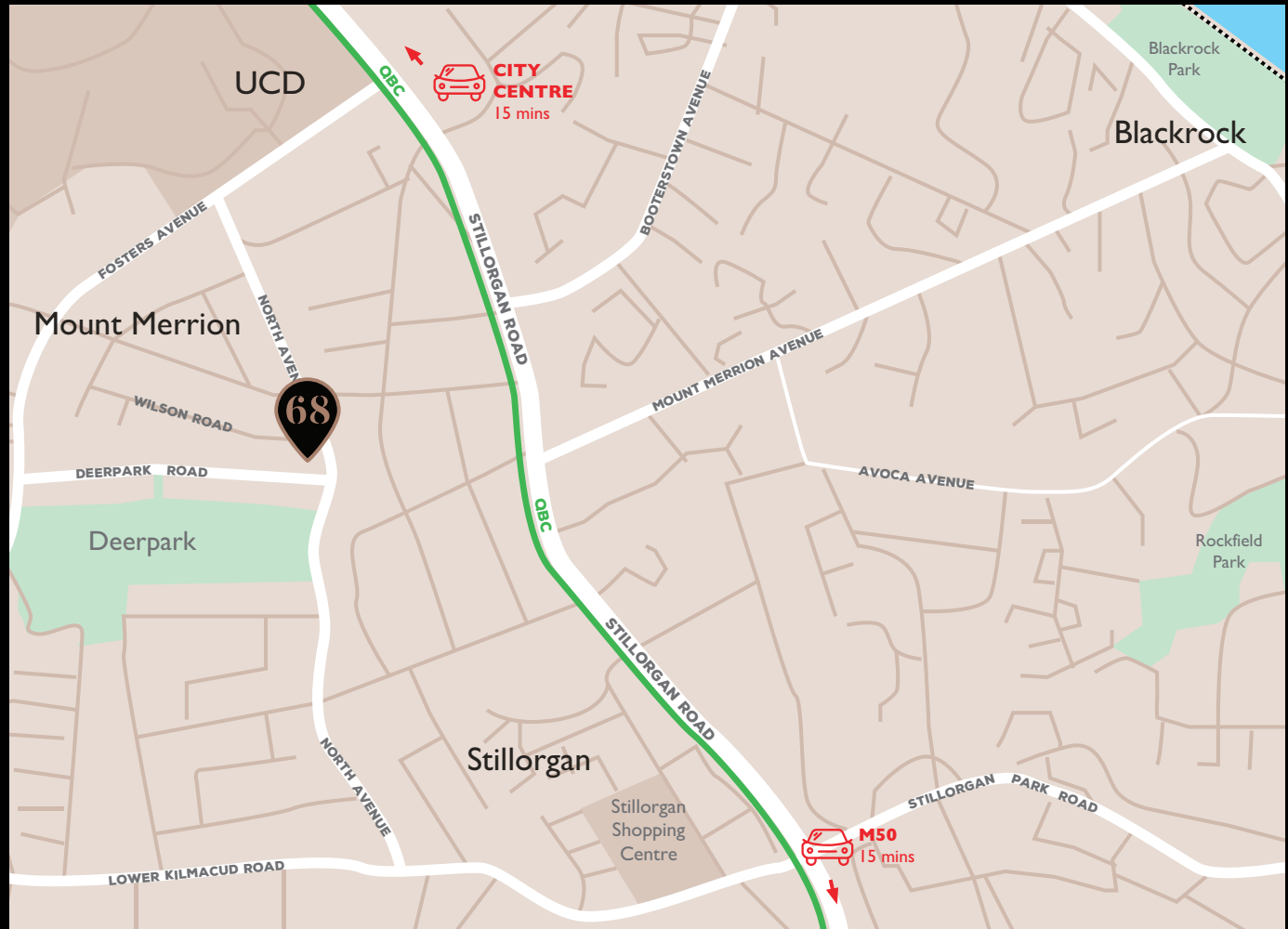
The site is situated in the heart of Mount Merrion Village and benefits from the excellent profile at the central intersection of Mount Merrion Village between Deerpark Road, North Avenue and Wilson Road.

Adjacent to the 32-acre woodland of Deerpark and in close proximity to a number of Dublin's most prestigious schools and universities, this vibrant community in Mount Merrion continues to attract considerable residential demand. The site benefits from excellent accessibility, being only minutes away from the M50 and N11, while also enjoying convenient access to the Luas, Dart, and various major bus routes.

The site's elevated position in Mount Merrion offers stunning views of the beautiful Dublin Bay and benefits from a wide range of amenities including a diverse range of restaurants, bars and pubs, charming cafes, and a variety of retail shops.

Additionally, the Shopping Centre at Stillorgan Village Centre is conveniently located just 1.6km south of the site, within a 5-minute drive of the site.

### Exceptional residential development opportunity in the affluent south Dublin suburb of Mount Merrion





# SITE DESCRIPTION

Extending to approximately 0.44 hectares (1.1 acres), the site comprises of the former Union Café, creating an elevated island location that offers exceptional views over the city and coastline.

The site has a natural slope from west to east along Deerpark Road, offering a unique opportunity to capture stunning views over Dublin from the third floor and above.

Apartment design and positioning can be optimized to take advantage of various aspects, such as "Green views" to the south, which overlook the Deerpark amenity space and extend towards Dalkey and the distant Wicklow mountains. To the north and east, rare ocean views, known as "Blue views," are available over Dublin Bay, extending towards Howth Head and Lambay Island, along with clear vistas of Dublin City centre to the north.



## SITE HIGHLIGHTS



0.44 hectares (1.1 acres)



Potential for redevelopment for apartment / commercial use (S.P.P.)



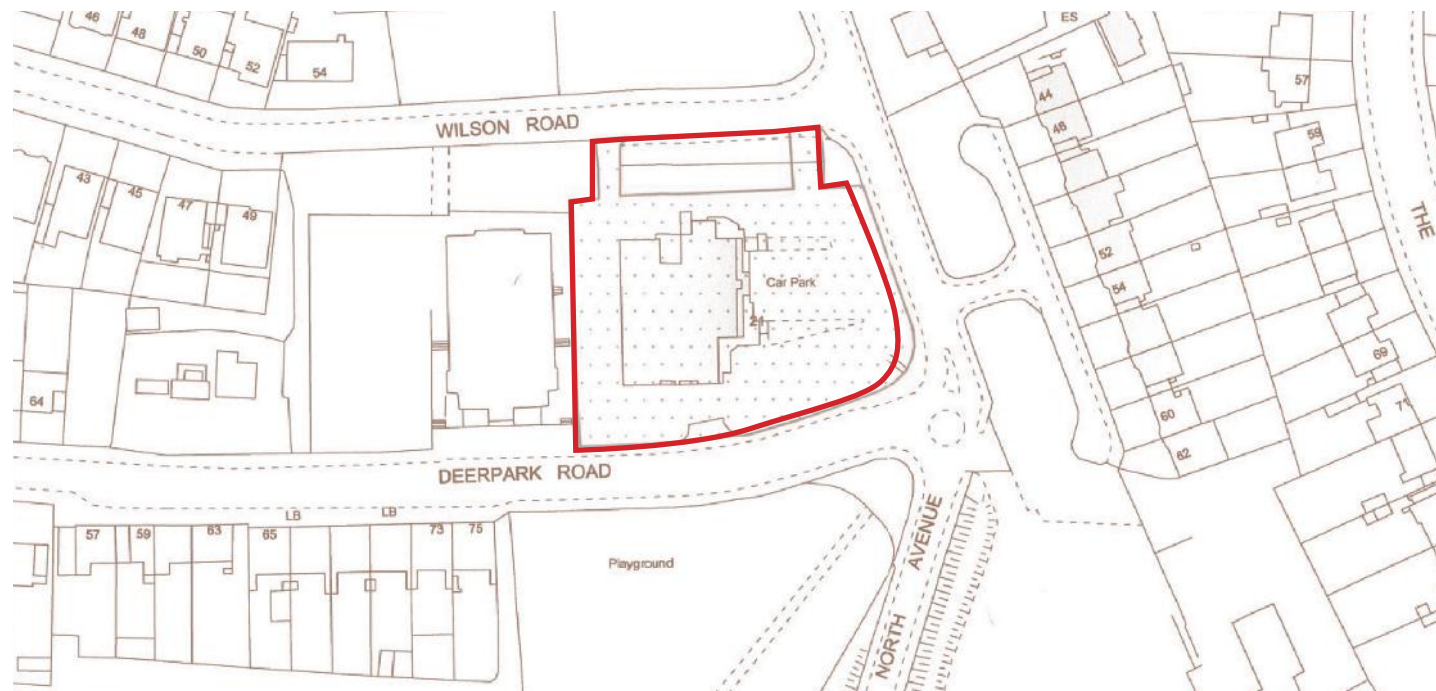
Potential build to sell model providing an excellent unit mix of apartments



Situated in a prime, affluent, South Dublin residential location



Strong planning precedent with planning previously granted on the site in 2018







Per previous planning grant, for illustrative purposes only

## ZONING

The subject site is zoned NC 'Neighbourhood Centre' in the Dun Laoghaire Rathdown County Development Plan 2022 – 2028.

The objectives of this zoning are to 'protect, provide for and/ or improve mixed-use neighbourhood centre facilities. Uses permitted in principal include Advertisements and Advertising Structures, Assisted Living Accommodation, Betting Office, Carpark, Community Facility, Craft Centre/Craft Shop, Childcare Service, Civic Use Cultural Use, Doctor/ Dentist etc., Education,

Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility, Offices less than 300 sq.m., Open Space, Petrol Station, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shop-Neighbourhood, Sports Facility, Tea Room/ Café, Veterinary Surgery.





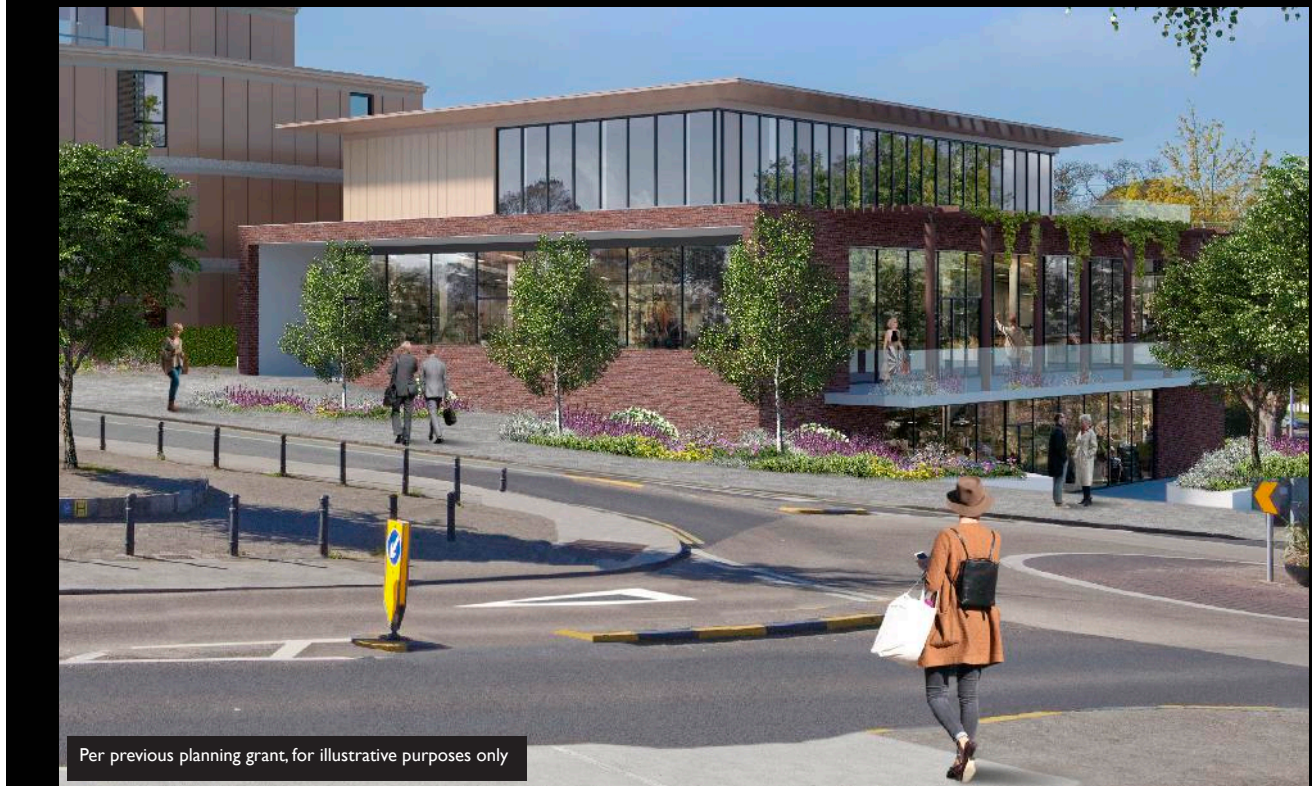
# PLANNING / POTENTIAL SCHEME

Planning permission was previously granted for 50 apartments and a 12,508 sq. ft. (1,164 sq. m.) commercial element comprising of two separate, residential blocks ranging in height from 4 storeys over a single, basement level car park (Ref. No. 301502) by An Bord Pleanala.

Furthermore, planning permission was granted by An Bord Pleanala on the adjoining site for the demolition of preexisting buildings and construction of 48 apartments with approximately 3,035 sq. ft. (282 sq. m.) of office accommodation. For clarity, this development "The Pinnacle", is nearing practical completion.



View from adjoining Pinnacle development



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# 68 DEERPARK ROAD

MOUNT MERRION, COUNTY DUBLIN

## Further Information

### Method of Sale

Private Treaty.

### Title

We understand the property is held by way of Freehold.

### Services

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

### Building Energy Rating

BER Number: 800664583



## Sole Agents



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