



PRIORY DRIVE

STILLOGAN • COUNTY DUBLIN



Excellent Site with Full Planning Permission for 15 Apartments



Hooke &
MacDonald

Site Summary



Full Planning Permission for 15 Apartments



Approx. 0.137 hectares / 0.34 acres



Located directly adjacent to the N11 Quality Bus Corridor



Located at one of South Dublin's most desirable locations



Surface car parking for 14 cars



Highly accessible to a range of employment zones in South Dublin & Dublin City Centre



For Sale by Private Treaty



CGI of proposed development

Location

The subject property is situated on the southside of Dublin within a 9-minute walk of Stillorgan village. The property is superbly located adjacent to the N11 (Quality Bus Corridor), which links the M11, M50 and Dublin.

Dundrum Town Centre & Frascati Shopping Centre are both just a short drive away, while the bustling towns of Stillorgan and Blackrock offer excellent

local shopping, along with a fine range of restaurants, bars, cafés and pubs.

The property also has the advantage of being close to University College Dublin and the Sandyford Business Park. Stillorgan is one of South Dublin's most desirable locations within close proximity of Dundrum, Mount Merrion and Sandyford with a host of pubs, restaurants and sports clubs.

Local Connectivity

			
Stillorgan Village	500 m	2 mins	2 mins
Blackrock Village	1.75 km	9 mins	6 mins
UCD	2.25 km	11 mins	7 mins
Dundrum Town Centre	2.90 km	12 mins	15 mins
Monkstown	3.0 km	16 mins	13 mins
Dublin City Centre	6 km	31 mins	17 mins

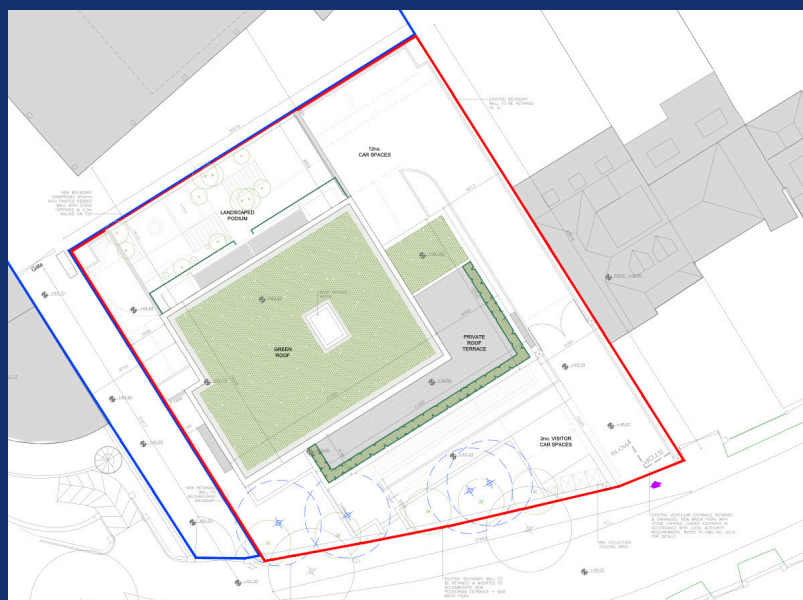


Description

The property has recently been granted planning permission for 15 apartments, comprising 6 no. one-bedroom apartments, 8 no. two-bedroom apartments and a three-bedroom penthouse apartment. The three-bedroom penthouse apartment benefits from a wrap around private terrace of 120 sq.m.

The development comprises 14 car spaces including 1 disabled spot. The vehicular entrance of the existing site will be upgraded along with the construction of a new pedestrian entrance.

The site was granted planning permission by Dun Laoghaire Rathdown County Council in March 2024 (Ref No: P/0424/24) for the construction of 15 apartments, with a total area of 1,576 sq.m.



Site Plan

Schedule

Unit	Type	Size. sq.m
Ground		
0.01	2 Bed	90
0.02	2 Bed	85
First Floor		
1.01	2 Bed	90
1.02	2 Bed	85
1.03	1 Bed	50
1.04	1 Bed	50
1.05	2 Bed	95
Second Floor		
2.01	2 Bed	90
2.02	2 Bed	85
2.03	1 Bed	55
2.04	1 Bed	55
2.05	2 Bed	95
Third Floor		
3.01	3 Bed	140
3.02	1 Bed	55
3.03	1 Bed	55
Total	15	



14 Car Spaces



48 Bicycles Spaces



1 Motorcycle Space



FURTHER INFORMATION

TITLE

We understand that the property is held under long leasehold title.

VIEWINGS

Viewings are strictly by appointment through the sole agents Hooke & MacDonald.

CONTACT



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