

Mount Salem

*White's Cross, Leopardstown Road, Dublin 18
D18Y017*





For identification purposes only.

THE OPPORTUNITY



A fine five bedroomed period house, surrounded by meticulously maintained mature gardens offering development potential (subject to planning permission) in Foxrock, Dublin 18.

Occupying a pivotal corner site fronting both Leopardstown Road and the Stillorgan Dual Carriageway, the site extends to approximately 0.28 hectares (0.7 acres).

The house sits on approximately 0.08 hectares (0.2 acres) and to the front the gardens extend to approximately 0.20 hectares (0.5 acres) approximately.

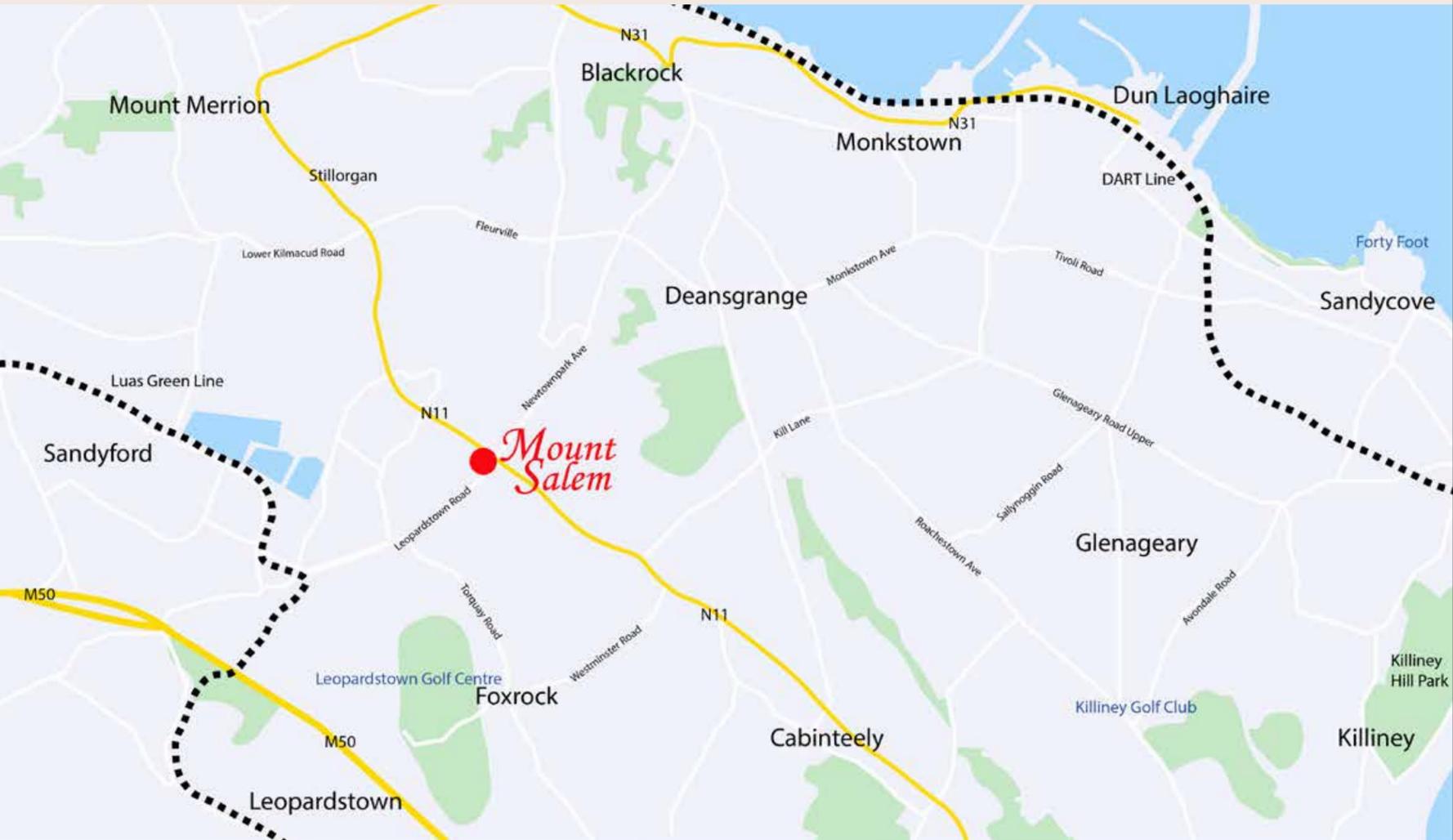
The vendor intends to retain the adjoining mews building and thus there will be shared access from the Leopardstown Road to Mt. Salem and the mews building. The property may, subject to planning permission, present a unique development opportunity.

KEY POINTS

- M* Prime Foxrock South Dublin location
- M* High profile corner site
- M* Attractive period residence with mature gardens
- M* Adjacent to Sandyford Business Park – Microsoft, Salesforce, Mastercard
- M* Amenities nearby include schools, hospital, restaurants, golf courses, university
- M* Adjoining quality bus corridor (QBC), with LUAS Green Line nearby



LOCATION



Prominently located at White's Cross, at the junction of the Leopardstown Road and the N11 Stillorgan Dual Carriageway, the property presents a high-profile location adjoining the Stillorgan Quality Bus Corridor (QBC) and within walking distance of the LUAS stops at Sandyford and Central Park.

Foxrock is one of South Dublin's more affluent suburbs and the nearby Sandyford area has evolved to become one of the key commercial locations in South Dublin. It is now a prime suburban office location and is currently host to leading international occupiers including Microsoft, Salesforce, MSD (Merck, Sharp and Dohme), Mastercard, Sage, Vodafone and Bank of America Merrill Lynch.

The surrounding area benefits from an unrivalled network of educational, health, sport and recreational amenities with numerous schools, gyms, hotels, hospitals, restaurants, golf courses and the Leopardstown Racecourse all located in the vicinity.

Nearby, also, are the recently upgraded Stillorgan Village Shopping Centre accessed via the N11. The

LUAS Green line provides convenient access to the Dundrum Town Centre, Ireland premier shopping location which hosts retailers including Hugo Boss, Calvin Klein, BT2, Harvey Nichols, etc.



University College Dublin



Leopardstown Racecourse



LUAS Green Line



Sandyford Business Park



“an integral component of the domestic built heritage of South County Dublin”, with substantial period features in place in the house this is truly a special property and viewing is required to appreciate the nature of this home.

well planted grounds are a delight. Neither standing in the home or on the grounds would you believe that are in the well populated South County Dublin beside the N11 QBC and only a short walk from the Green Line LUAS.

The house sits on approx. 0.2 of an acre and to the front there is a further approx. 0.5 of an acre of gardens. The

DESCRIPTION

Since 1837 Mount Salem has rested gently amid the rolling lands of South County Dublin. Consisting of 380sq.m./ 4,090sq.ft. approx. the property is welcoming rather than imposing in character. Approached by a flight of six granite steps, the well-proportioned double fronted façade centres on the front door with fan and side lights. Flanking the front door on both sides are a pair of sash windows. Upon entering the front hall there is a pair of fine reception rooms one to the left and one to the right. Currently in use as a drawing room and dining room respectively the two rooms with their graceful high ceilings and fireplaces fit the character of a fine family home.

Progressing through the home you pass under a glazed archway which reflects the design of the front door and surrounding glazing into the rear hall. If you proceed upstairs there is a landing, brightened by

a skylight, which services the master bedroom with generous en suite, two large double bedrooms and a family bathroom across the rear of the house. All of the bedrooms enjoy a pleasant outlook over the enclosed sunny rear garden.

At the garden level a series of store rooms span the front of the property. Across the rear is a fourth double bedroom which is positioned beside a bathroom and to the right of the bedroom is a fifth bedroom/office. Beside the fifth bedroom/office is a family room with glazed double doors leading though to the conservatory. The kitchen with cream painted units and an Aga completes the main rooms at this level and gives access to a hallway/boot room and on to a W/C.

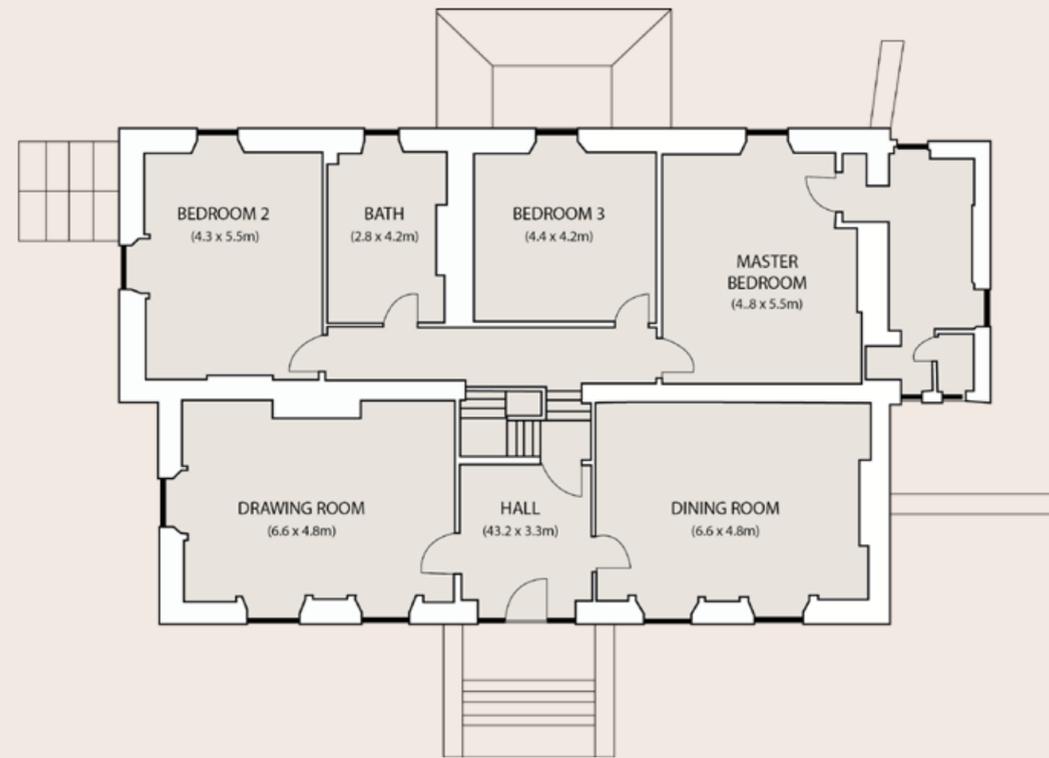
Mount Salem is a protected structure and is described on the National Inventory of Architectural Heritage as



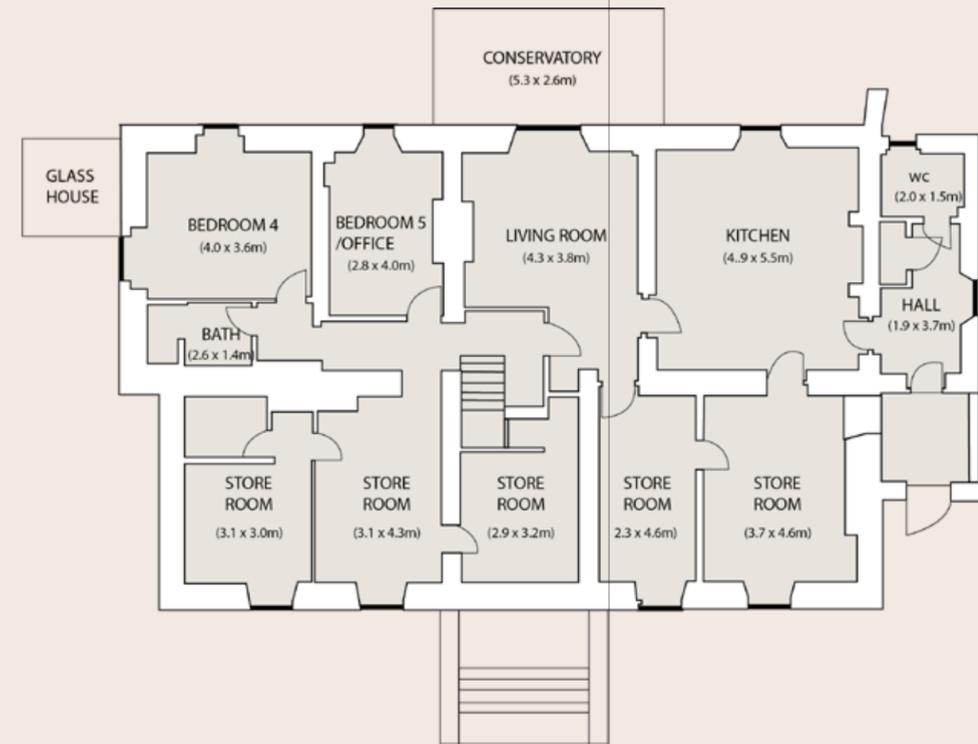


FLOOR PLANS

Hall Level



Garden Level



DEVELOPMENT POTENTIAL

The property is zoned objective “A” – “to protect and/or improve residential amenity” in the Dun Laoghaire-Rathdown Development Plan 2016-2022.

Mount Salem is designated a Protected Structure. The Development Plan also notes an objective to protect and preserve trees and woodlands.

Shared access is to be provided from the road frontage to the retained Mews building and this divides the site between the period building and ancillary gardens.

The natural setting of the Protected Structure would tend to include the lands to the rear of the main house including the Mews and the car parking area to the front of the main house. The sweep of the existing drive from Leopardstown Road to the main house and the Mews indicatively divides the site between the protected structure and possible developable lands to the east (subject to planning permission).

The total site area is approximately 0.28 hectares (0.7 acres).

Intending purchasers should be aware that they will be required to complete separation works between lands for sale and the retained mews accessed by the shared driveway.

The contract for sale will provide details of the separation works.



Mount Salem

SERVICES

We understand that all mains services are available to the property. However, interested parties are required to satisfy themselves as to the adequacy of all services.

TITLE

We understand the property is held Freehold.

BUILDING ENERGY RATING

Mount Salem is BER exempt as it is a protected period property.

VAT

We understand that there is no VAT charged on the sale of the property.

SOLICITOR DETAILS

Grainne Adams
AMOSS Solicitors
Warrington House, Mount Street Crescent, Dublin D02 R256
T: +353 1 212 0400
E: gadams@amoss.ie

JLL CONTACTS

Des Lennon

M: +353 86 254 2672

E: des.lennon@eu.jll.com

Andrew Long

M: +353 86 380 6171

E: andrew.long@eu.jll.com



The particulars and information contained in this brochure are issued by JLL on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser / tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and / or correctness of the particulars and information given. None of JLL, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and / or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser / tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser / lessee shall be liable for any applicable taxes or VAT arising out of the transaction.