

Prime Ready to Go development site with full planning permission for 16 substantial family houses.

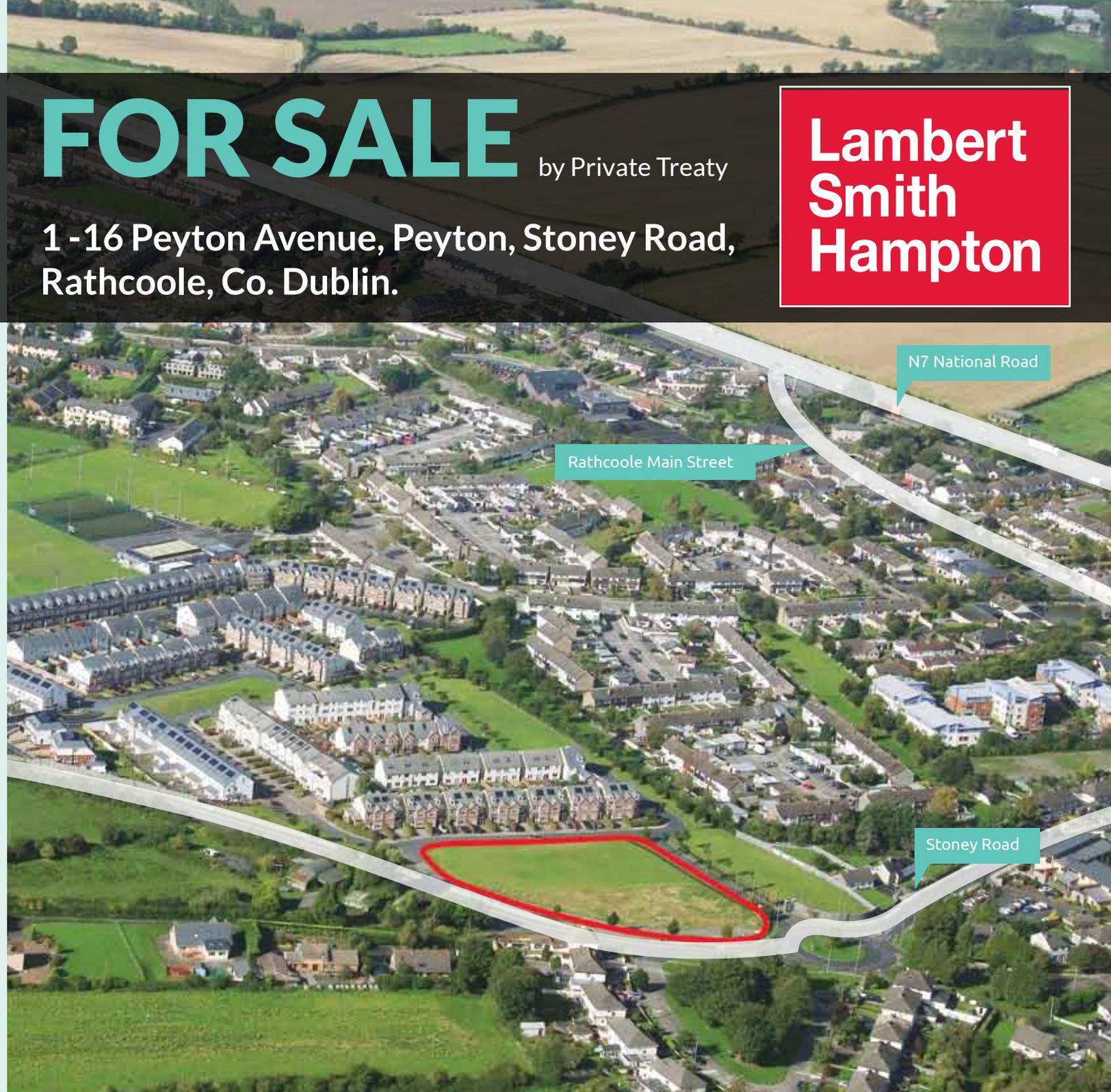
# FOR SALE

by Private Treaty

1 -16 Peyton Avenue, Peyton, Stoney Road, Rathcoole, Co. Dublin.

Lambert  
Smith  
Hampton

- Peyton is a high quality residential development built to an exceptional standard
- Last remaining site with full planning permission for 16 substantial family homes
- Luxury semi-detached 5 bedroom houses ranging from 186 sq.m. - 215sq.m.
- Proven track record of sales with approx. 205 houses sold
- Located just off the N7 and within minutes of the Luas Red Line at Saggart
- Excellent position at the entrance to the development



## LOCATION

PEYTON is high quality residential development located on Stoney Road, just off Main Street, Rathcoole.

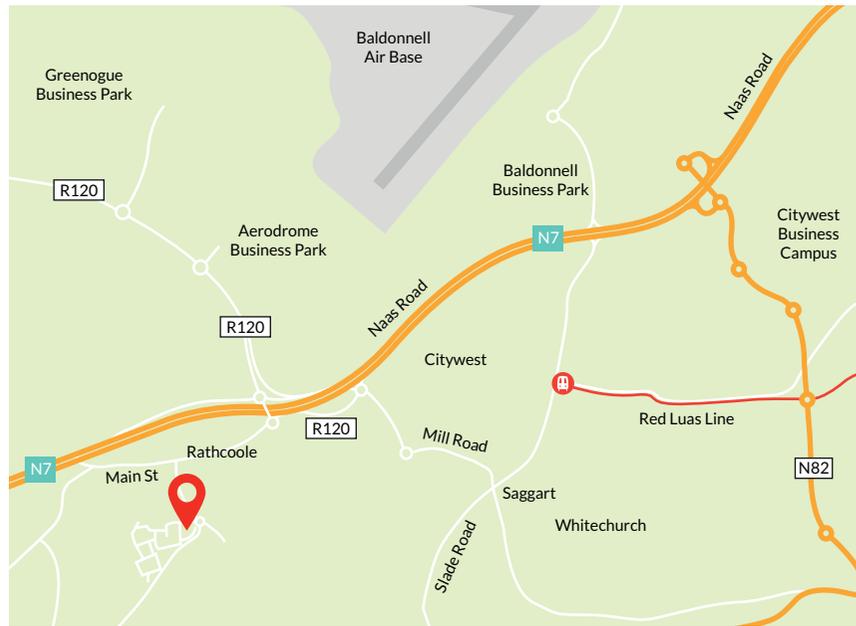
The development benefits from proximity to a host of village amenities including schools, supermarkets and shops, and sporting clubs. Citywest Shopping Centre is located 4km east.

The development enjoys easy access to the Naas Road (N7), M50 and Luas Park and Ride facilities at City West and Saggart Luas.

The surrounding area boasts numerous sporting and recreational facilities. Rathcoole Boys Football Club, Commercials Hurling Club are both located in the village and golf clubs such as Beech Park, Castlewarden and Citywest are all located within minutes of the development.

Rathcoole is a bustling village of west Dublin with numerous restaurants and bars to include Avoca, the famous The Poitin Still and Muldowneys of Rathcoole.

Easy access to the city centre and proximity to major employment hubs such as Citywest Business Campus have made Peyton a very popular choice for young professionals and families.



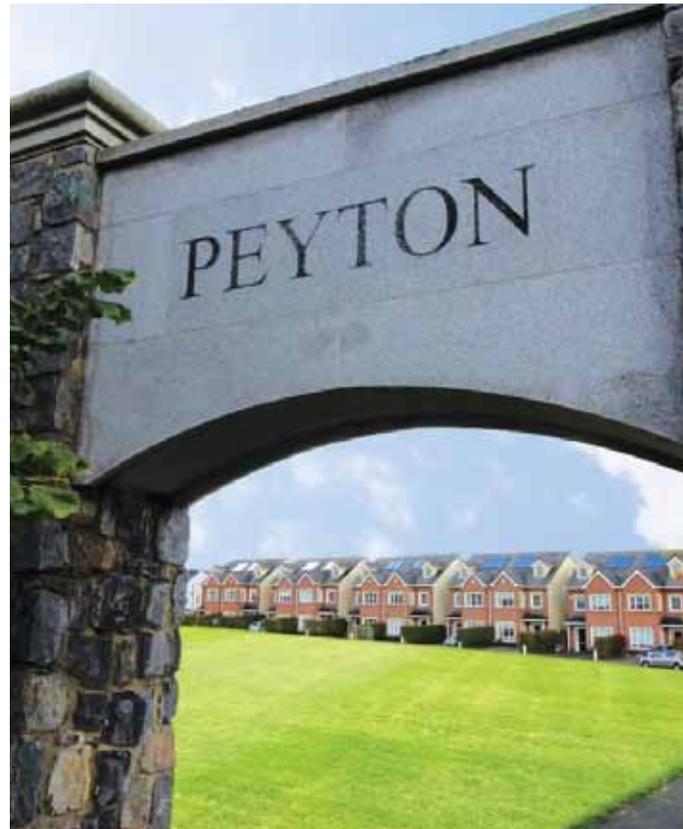
## DESCRIPTION

Peyton is a high quality, modern residential development which has been built to a high standard.

The overall development comprises of approximately 205 units, the majority of which are 3 and 4 bedroom houses. The units are generally finished with an attractive red brick outer leaf, limestone window sills and cobbled driveways.

The subject site extends to 0.45 acres and is located close to the entrance of the development with frontage to Stoney Road.

The site is regular shaped, level in topography and has full planning permission for the development of 16 substantial family homes, ranging in size from 186 sq m - 215 sq m.



Red line

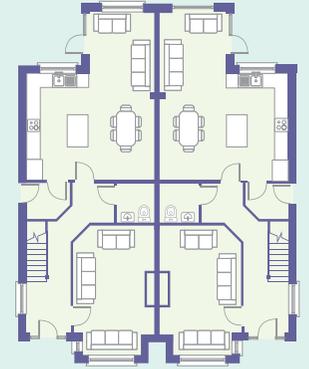


Avoca Cafe in Rathcoole

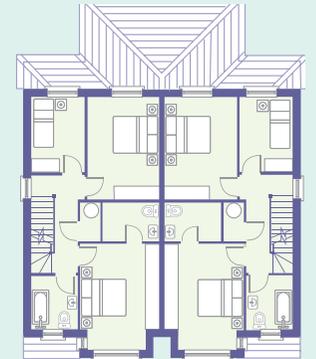
**SITE PLAN**



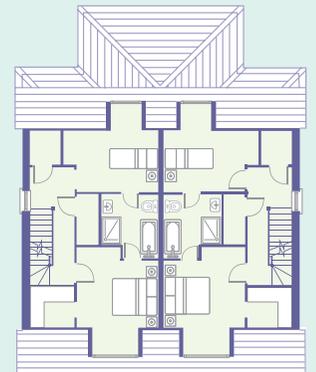
**House Type G3A (186 Sq m)**



Ground Floor



First Floor



Second Floor

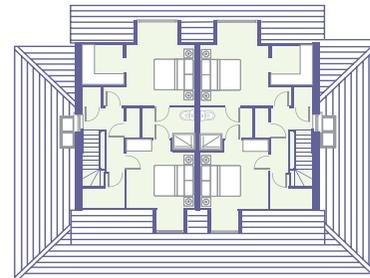
**House Type G4A and G5A (214.9 sq m)**



Ground Floor



First Floor



Second Floor

Plans not to scale (For illustration purposes only)

## ZONING

In the South Dublin County Council Development Plan 2016 – 2022, the site is zoned Objective RES-N 'to provide for new residential communities in accordance with approved area plans'.

## PLANNING PERMISSION

The property benefits from a ready to go planning permission (Planning Ref: SD13A/0263) which was granted on the 24th March 2014 for the development of 16 houses as follows:

- 11 no. 5 bedroom semi-detached 2-storey houses Type G3A 186 sq m and G5A 215 sq m
- 5 no. 5 bedroom semi-detached 2-storey houses Type G4a 215 sq m

Full details regarding the planning permission and the obligations governing the grant of planning permission are available from the sole selling agents.

## TITLE

We understand that the site is held long leasehold. Interested parties are advised to undertake their own legal due diligence in this regard.

## THE OPPORTUNITY

With the pent up demand for all types of family homes and the shortage of ready to go sites this is an excellent opportunity to acquire a site within a highly successful residential development.

The site is 'Ready to Go' offering potential purchasers the opportunity to immediately commence development and capitalise on strong residential market conditions.



**Solicitors:** Ronan Daly Jermyn  
Attn: Evin McCarthy  
International House  
3 Harbourmaster Square  
IFSC, Dublin 1  
+ 353 (0) 605 4200

**Selling Agents:** Nigel Kingston                      Paddy Cusack  
nkingston@lsh.ie                                      pcusack@lsh.ie

**Lambert  
Smith  
Hampton**

**01 673 1400**

Grafton Buildings  
34 Grafton Street, Dublin 2.  
DO2 XY06  
PSRA No. 001451

Lambert Smith Hampton for the vendors or lessors of this property whose agents they are, give notice that: 1) The particulars set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2) All descriptions, dimensions, areas, uses, references to condition, and necessary permission for use and occupation, and other details are given in good faith, and are believed to be correct, however they are not warranted and intending purchasers should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each one of them.