

# C. 274 Acres (111 Hectares) St. Edmundsbury, Lucan, Co. Dublin

High Profile Lands with Substantial Road & River Frontage



For Sale by Public Auction, Thursday 26th September 2013 in 1 or 2 lots.  
in the Clarion Hotel Liffey Valley @ 3pm (Unless previously sold)



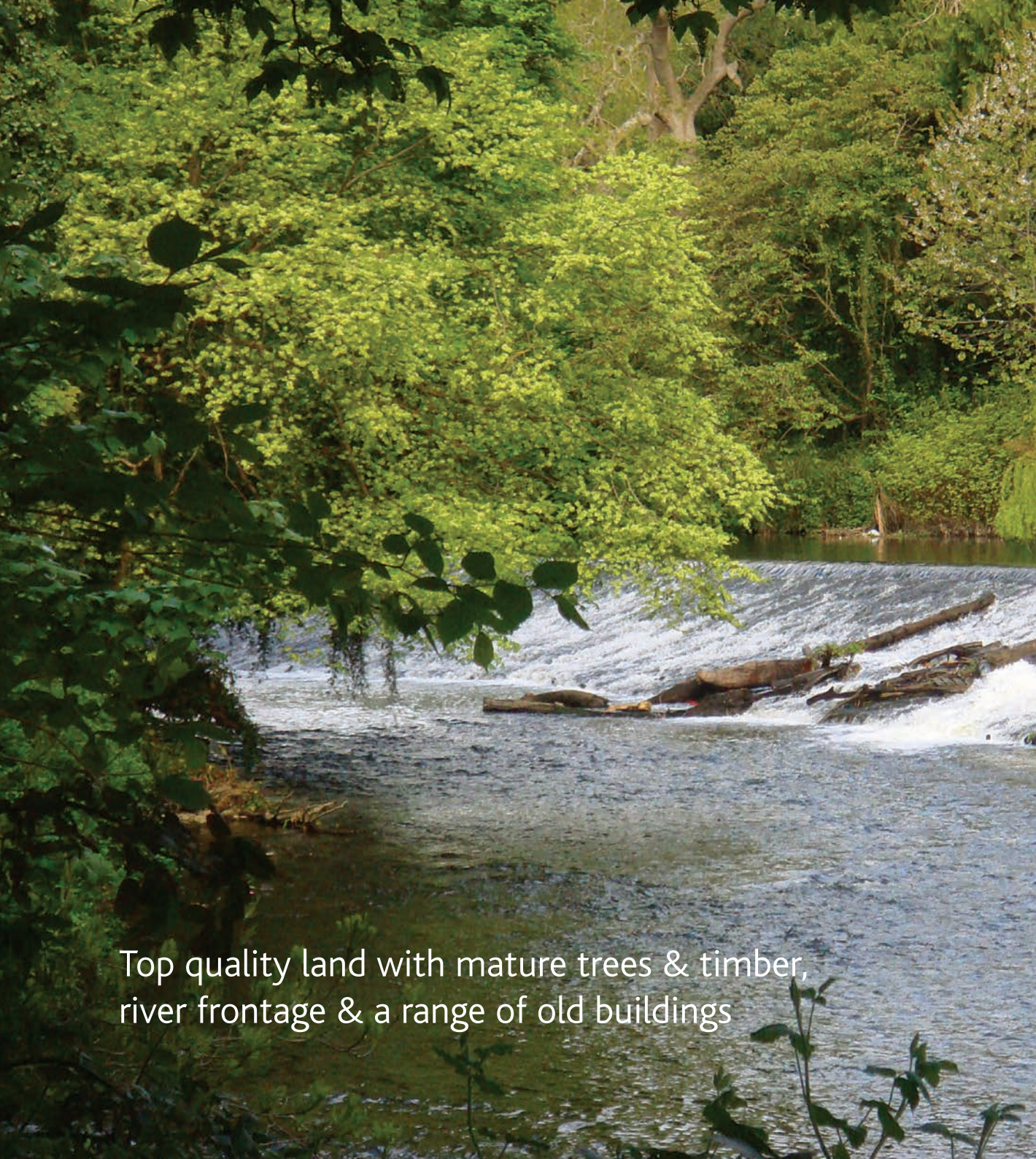
# St. Edmundsbury

This is a strategic block of land located on the edge of Lucan, Co. Dublin. It represents a unique opportunity to acquire a large land holding close to the City with superb profile and potential. It is seldom such a quantum of land comes for sale in one of the larger built up areas adjacent to the City. The holding comprises top quality land surrounding St. Edmundsbury Hospital with mature trees and timber, river frontage and a range of old buildings. The setting is unique affording privacy and quality yet with the possibility of future alternative uses.

The sale represents an ideal opportunity for those speculators, investors, land bankers, institutional, educational, sporting organisations and farmers looking to acquire assets with long term growth potential combining location, profile and quality.

## Unique Attributes

- ▶ Excellent location close to Lucan, the City and the Motorway network.
- ▶ Good quality lands suitable for a range of purposes with excellent shelter, privacy and maturity.
- ▶ Frontage on the River Liffey on the northern boundary.
- ▶ Substantial frontage onto the Old Lucan Road.
- ▶ Strategic block of land in a location where similar product seldom comes on the market.
- ▶ 2 derelict residences and yard, planning permission for the replacement of Delville House with a 5 bedroom two storey house (Lot 2).



Top quality land with mature trees & timber,  
river frontage & a range of old buildings



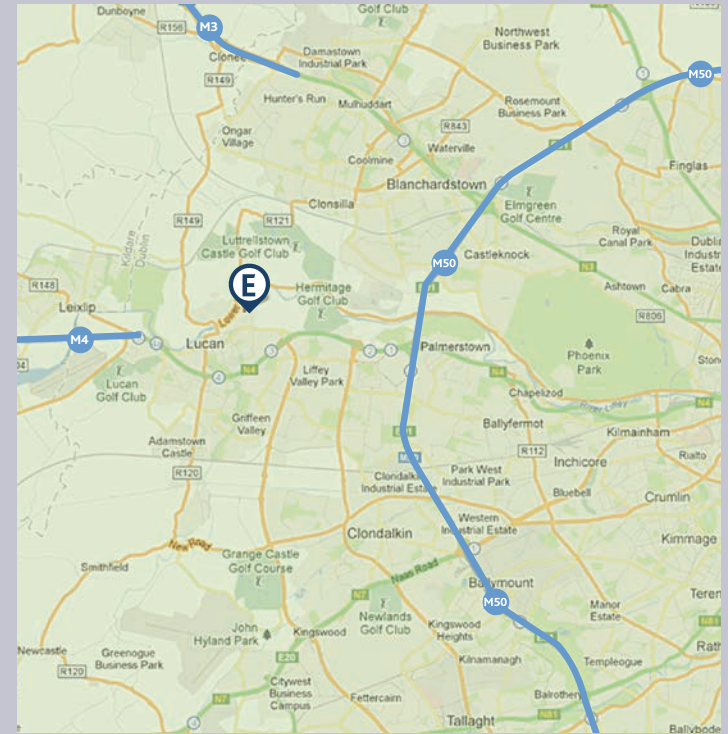


## Location

The property is located on the edge of Lucan Village c.13km from Dublin City Centre and 2km West of the M50 Ring Road. The property joins St. Edmundsbury Hospital and has substantial frontage onto the Old Lucan Road. The N4 between Palmerstown & Leixlip can be accessed at a junction adjacent to the property. The property occupies a high profile, strategic position on a very busy route to and from the M50. Lucan Retail Park is located directly opposite the property which also adjoins The Hermitage Golf Club to the East.

Lucan itself has expanded considerably in recent years due primarily to its location, close to the city and the improved motorway and transport network. The current population of Lucan is in the region of 50,000 people.

 The Property



Excellent location close to Lucan, the City & the Motorway network





## Description

### Lot 1: 268 acres (108.4 hectares)

#### Main Holding

The entire extends to approximately 268 acres (108.4 hectares) and forms a large area of land on the edge of Lucan with frontage onto the River Liffey. The property is currently accessed via an existing entrance to St. Edmundsbury Hospital via an agricultural gate off the Old Lucan Road and a service road to the Hermitage Golf Club.

The land is primarily all in arable use with extensive frontage onto the River Liffey. The land is in approximately 14 divisions with a number of planted shelter belts and mature timber. The land is sloping northwards with a natural bank and internal roadway. The overall soil type is very good quality all with excellent production capabilities.

#### Yard

There is an old farmyard adjacent to St. Edmundsbury Hospital which was originally the dairy yard with a range of buildings in disrepair. There are also a number of sheds and silage pits which are useable and all under concrete including:

- ▶ 30ft x 60ft enclosed shed with silage walls and concrete base.
- ▶ 30ft x 60ft enclosed shed with concrete base and secure door.
- ▶ 3 open silage pits, concrete in good condition. 45ft x 60ft – 30ft 30ft and 30ft x 30ft.

There is an existing farm Manager's residence within the farmyard which is in very poor repair.

#### Derelict Residence

There is an old derelict residence and yard located in the middle of the holding which is in need of complete replacement but does occupy a splendid private elevated position over the lands.

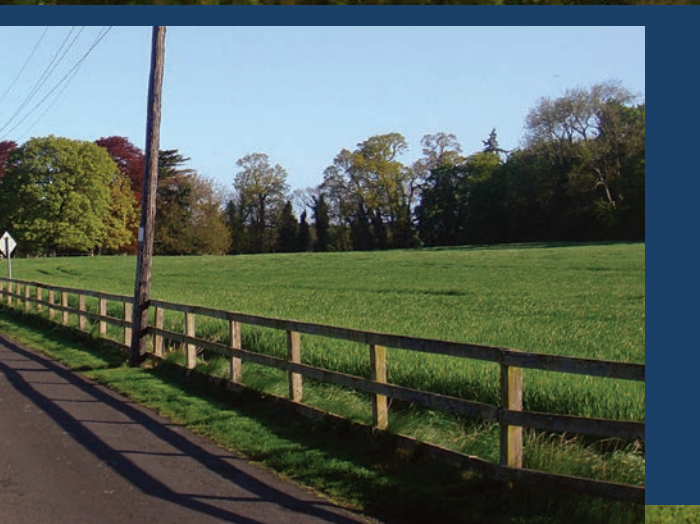
#### Gate Lodge

There is a small two storey gate lodge located inside the main entrance.

### Lot 2:

#### Delville House on 6 acres (2.42 hectares)

This property is currently derelict but benefits from Planning Permission for replacement which was granted in June 2009 by South Dublin County Council (ref:SD08A/0555). The permission is for a 5 bedroom two storey house extending to circa 436 sq.m (4,693 sq.ft).



The setting is unique affording privacy & quality with extensive frontage on Liffey...

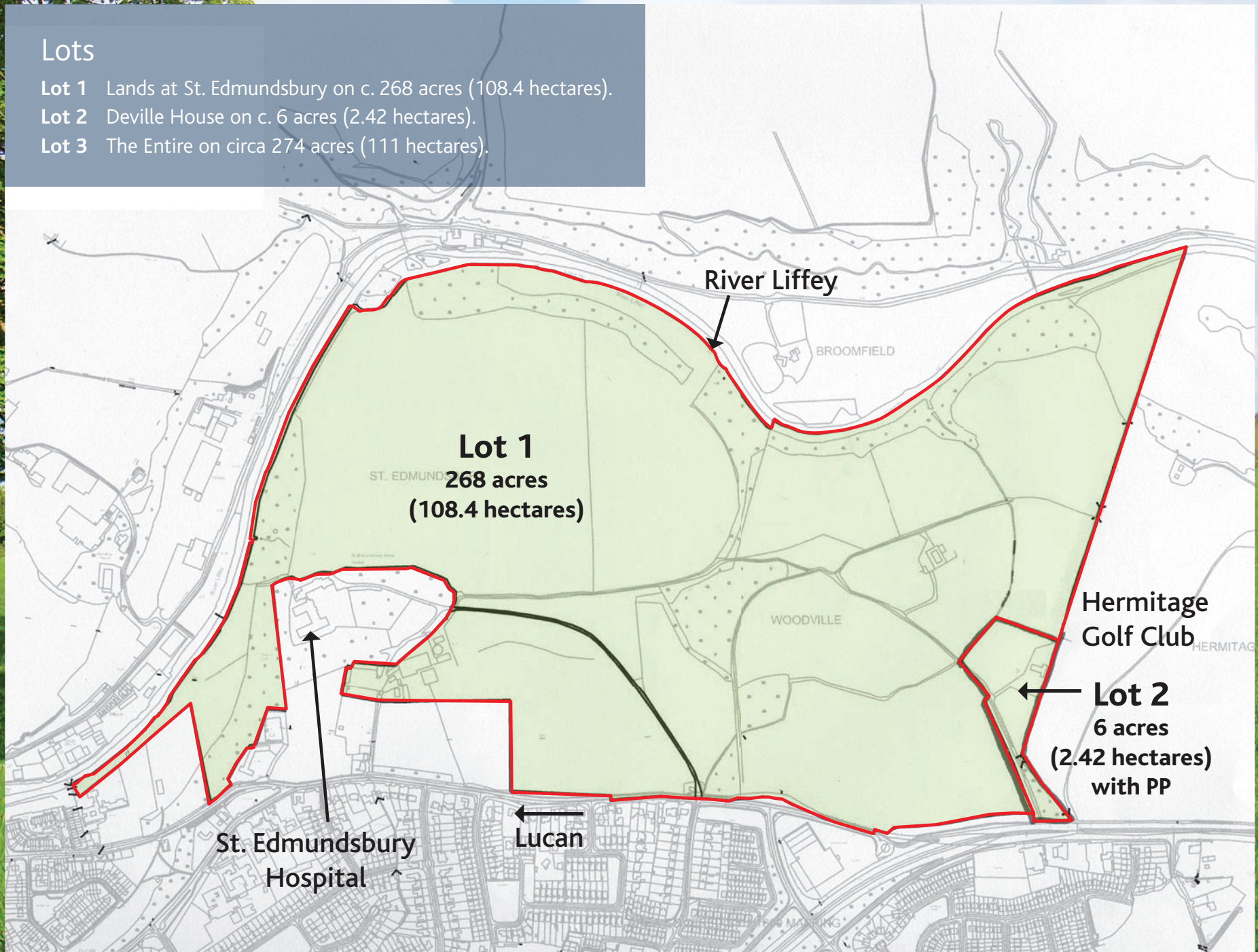


## Lots

**Lot 1** Lands at St. Edmundsbury on c. 268 acres (108.4 hectares).

**Lot 2** Deville House on c. 6 acres (2.42 hectares).

**Lot 3** The Entire on circa 274 acres (111 hectares).

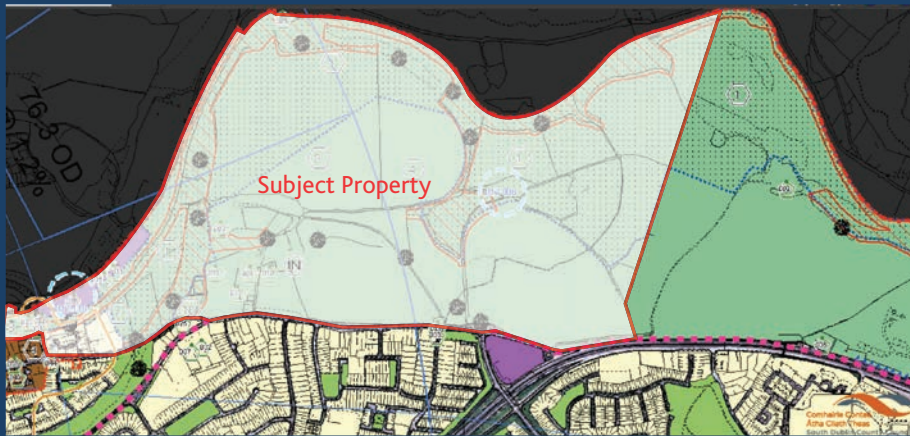




## Planning

The property is within the Administrative Authority of South Dublin County Council covered by the Development Plan 2010 – 2016 and the Lucan Village Design Statement 2007. The lands are zoned objective "I" – which is to protect and enhance the outstanding character and amenity of the Liffey Valley and to preserve its strategic importance as a green bank between urban settlement area'.

There are also a number of specific local objectives on the lands which are identified as 'Liffey Valley Amenity', Liffey Valley Extension of SAAO Special Amenity Area Order and 'Liffey Valley Regional Park'. We also understand there is a Protected Monument on the lands in the County Development Plan and also a number of protected structures including the Gate Lodge, Pillars and Gate, Barn and Detached 2 Bay Two Storey House.



## Directions

### From Airport

Take the M50 south bound and exit at Junction 7 Palmerstown and take the N4 westbound. Proceed to Lucan Village and the property is on your right adjoining St. Edmundsbury Hospital.

### From South

Take the N7 northbound and exit at Junction 2. Proceed into Lucan Village and at Woodies (traffic lights) property is immediately in front of you on the left and right hand side.

## Services

Interested parties are required to satisfy themselves as to the adequacy and availability of services.

## Solicitor

Smith Foy & Partners,  
59 Fitzwilliam Square, Dublin 2.

## Title

Freehold.

**JORDAN** 

Auctioneers, Estate Agents &  
Chartered Valuation Surveyors

## Viewing Strictly by Appointment with Sole Selling Agents.

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