

'Gortanore'

Brighton Road, Foxrock, Dublin 18



JONES LANG
LASALLE[®]

+353 1 6731600

DK

DAPHNE L. KAYE
& ASSOCIATES

daphnek.com



289 4386

Location

'Gortanore' commands a prime position in Foxrock Village with extensive road frontage of 105 metres (344 ft.) approx. to Brighton Road.

Foxrock Village lies at the junction of Westminister, Brighton and Torquay Roads and provides a range of amenities including restaurants, delicatessen, hairdresser and pharmacy.

Steeped in history, the village dates back to the 1800's with landmark Edwardian buildings creating an intimate village setting. Amenities in the general area include a variety of primary schools as well as Loreto College, Foxrock Secondary School, tennis clubs, the famous Leopardstown Racecourse and Foxrock Golf Course.

Foxrock is well served by public transport, being served by a number of Dublin bus routes and within close proximity to a LUAS stop. The village, while secluded, is easily accessible via the N11 and the M50 allowing easy access to the City Centre and all main arterial routes leading out of Dublin.



Exceptional opportunity to acquire an impressive property consisting a residence of approximately 249 sq. m (2,682 sq. ft.) and a substantial site of approx. 1.23 hectares (3.05 acres). A superb residence or development opportunity situated in the centre of Foxrock Village, Dublin 18.



Description

'Gortanore' is a detached two storey period residence offering spacious proportioned accommodation in a convenient yet secluded village setting.

Rarely does a property come to the market that offers generous proportions both inside and out - 'Gortanore' is a large imposing detached residence extending to approximately 249 sq. m (2,682 sq. ft.) and set amidst approximately 1.23 ha (3.05 acres) of mature grounds offering a wonderful family home or a rare development opportunity in Foxrock Village.

Set well back from the road and approached via a sweeping driveway, the handsome detached residence enjoys total privacy and a secluded aspect of immense appeal with undoubted charm and character.

The bright interiors comprise well balanced accommodation with rooms of fine dimensions and feature high ceilings. The spacious proportioned accommodation comprises entrance / reception hall, guest wc, drawing room, garden room, kitchen, pantry, study, dining room, utility room and scullery, 4 spacious bedrooms and a bathroom. There are 2 detached vehicular garages.

The sale of "Gortanore" represents a rare opportunity to acquire a significant property in a prime south county Dublin location on Foxrock's premier tree lined road.



Site

One of the key large sites in Foxrock, the land extends to an impressive 1.23 hectares (3.05 acres) approx. with excellent frontage of over 105 metres (344 ft.) to Brighton Road and, quite literally, on the doorstep of Foxrock Village.

The retail units at Foxrock Village immediately adjoin the northern boundary with the residential developments off Westminster Road, Hainault Road and Brighton Road forming the balance of the northern, eastern and southern boundaries respectively.

The northern boundary adjoins Thomas' Delicatessen in Foxrock Village, providing the opportunity for a natural extension of the village and, in turn, excellent potential for both commercial and residential development. There are limited opportunities to acquire a site of this size adjacent to the village.

The location is highly regarded and sought after, being in the prime residential South Dublin suburb of Foxrock.

Neighbouring schemes have included; Grove House / Wood on Hainault Road, Brighton Lodge, The Coppins and Hollybrook on Brighton Road.



Planning

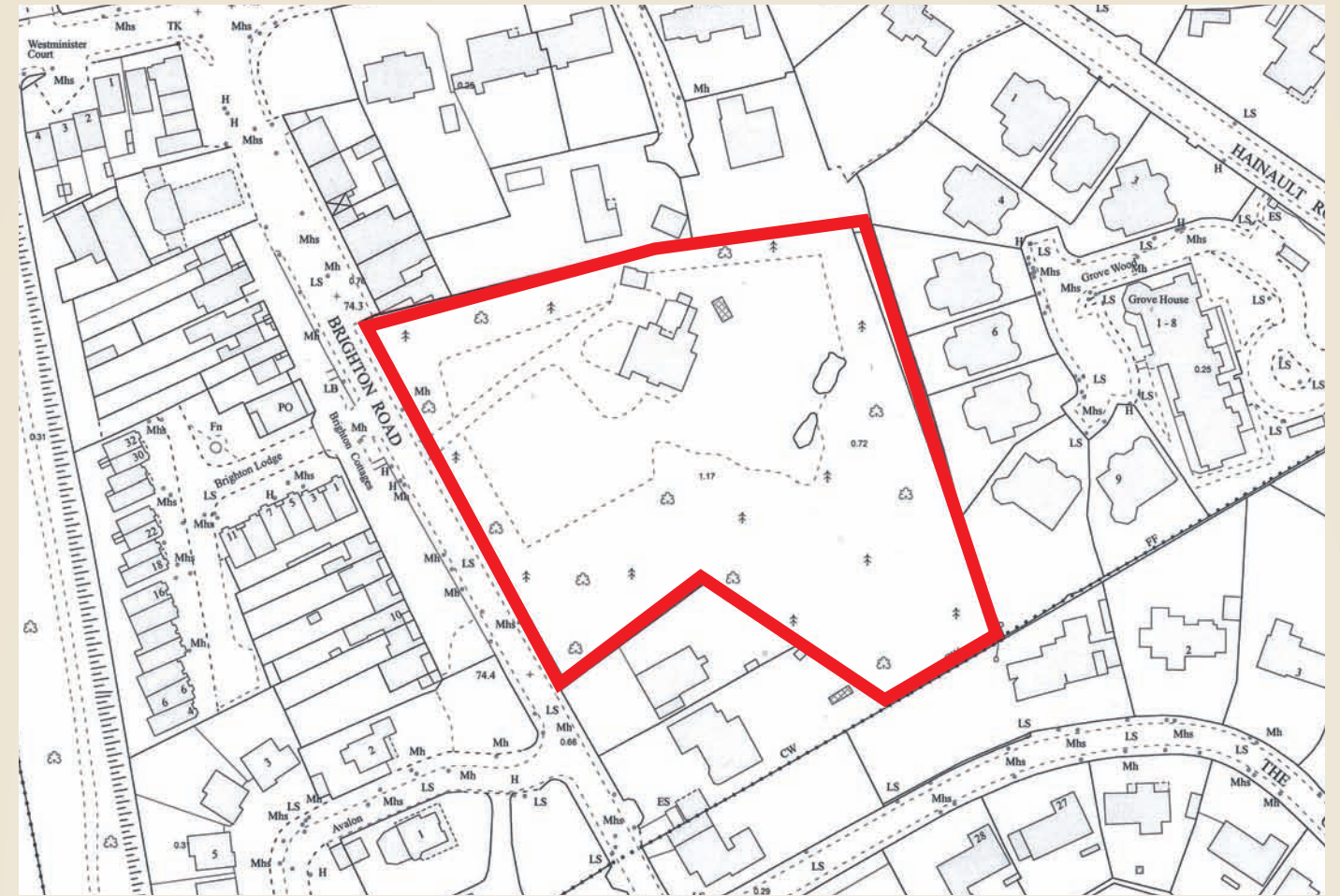
The property has the benefit of planning permission which was granted in August 2009 by An Bord Pleanála (Ref No DO7A/1434) for the demolition of the existing house and outbuildings and for the development of a mixed use scheme to include 37 apartments (2, 3 & 4 bedrooms), a retail development, a spa / gym and 84 car space basement level car park. The total proposed development comprises approx. 8,204 sq. m. (88,300 sq. ft.) gross internal.

Zoning

The property is zoned "A" in the Dun Laoghaire Rathdown Development Plan 2010 - 2016; "To protect and / or improve residential amenity."

The property is also within an "Architectural Conservation Area" with the objective; "To protect and preserve trees and woodlands". A number of trees on site are protected.

Subject to planning permission, there is the potential to seek alternative planning permission under the Dun Laoghaire Rathdown Development Plan for a revised scheme: Uses which are permitted under the zoning include: Residential, retirement home and public services. Uses open for consideration include: Medical centre, hospital, Shop neighbourhood, restaurant, public house, offices (less than 200 sq. m), embassy, community facility, educational facility and crèche.



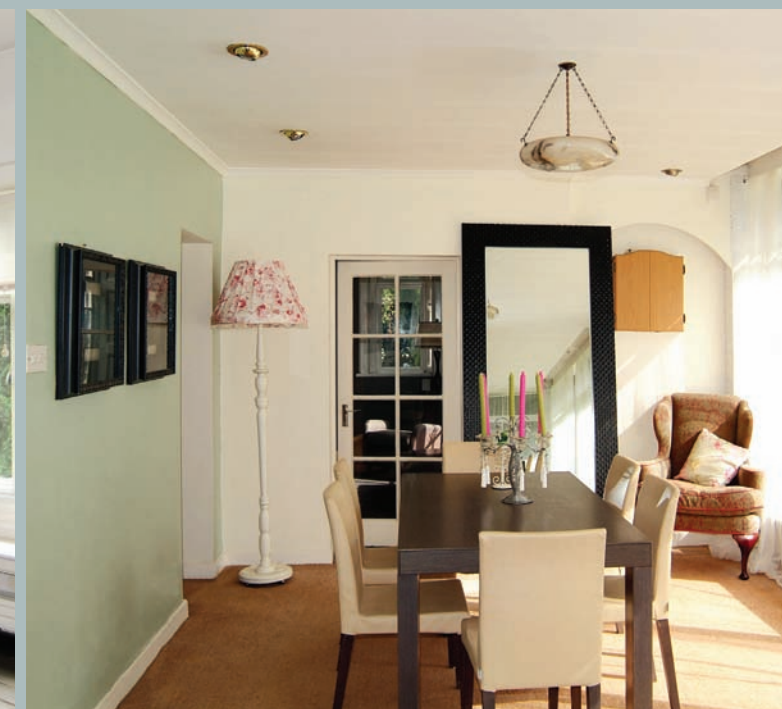
Accommodation Schedule

ENTRANCE HALL	2.36m x 1.82m (7'10" x 6'0").
RECEPTION HALL	4.41m x 4.11m (13'7" x 14'7") max measurement. Fireplace fitted with coal effect gas fire.
GUEST CLOAKROOM	3.04m x 1.29m (10'0" x 4'4") white suite incorporating w.c., w.h.b. Understairs storage.
DRAWING ROOM	5.86m x 5.18m (19'4" x 17'0") measured into bay window. Feature arch. Timber fireplace with tiled inset fitted with coal effect gas fire.
GARDEN ROOM	8.83m x 3.42m (29'0" x 11'4") Floor to ceiling picture windows (double glazed) overlooking the gardens. Dual aspect.
KITCHEN	4.26m x 3.12m (14'0" x 10'2") with range of fitted units and work top areas incorporating stainless steel sink.
PANTRY	2.59m x 1.67m (8'5" x 5'5").
ANTE ROOM/STUDY	2.74m x 2.59m (9'0" x 8'6"). Door to Kitchen.
DINING ROOM	4.80m x 3.73m (15'9" x 12'4") Attractive fireplace fitted with gas coal effect. Timber floor. Built-in book shelves. Door to gardens.
UTILITY ROOM	2.97m x 1.75m (9'10" x 5'8") Plumbed for washing machine. Airing cupboard.
SCULLERY	2.97m x 1.60m (9'8" x 5'4") Sink. Door to Courtyard.
ATTRACTIVE STAIRCASE TO FIRST FLOOR	
SPACIOUS LANDING	Hot Press – lagged cylinder fitted with dual immersion.
BEDROOM (1)	5.94m x 4.64m (19'7" x 15'3") marble fireplace. w.h.b. Timber floor. Window shutters. Dual aspect.
BEDROOM (2)	4.72m x 3.88m (15'5" x 12'9") Fireplace. window shutters. Door to Bedroom 4.
BEDROOM (3)	4.41m x 4.41m (14'4" x 14'4") Window shutters.
BEDROOM (4)	4.41m x 3.96m (14'5" x 13'0") Fireplace. w.h.b. Door to Bedroom 2.
BATHROOM	4.41m x 2.59m (14'6" x 8'6") white suite incorporating bath with tiling surround, telephone shower attachment, w.c., pedestal w.h.b. Heated towel rail.
OUTSIDE	2 Vehicular Garages.



Features

- ☛ Existing detached residence offers extensive accommodation of approx. 249 sq. m (2,682 sq. ft.)
- ☛ Excellent scope and potential to develop the holding subject to PP (There is an existing planning permission for a mixed use scheme)
- ☛ Substantial secluded grounds of approx. 1.23 ha (3.05 acres) affording a high level of privacy
- ☛ Generously proportioned rooms offering a bright and well balanced interior – featuring period details to include high ceilings and original fireplaces
- ☛ Prime Location in the highly regarded Foxrock Village with easy access to the LUAS, N11 and M50
- ☛ Gas fired central heating



Title: Freehold

Inspections: Strictly by appointment with Jones Lang LaSalle / Daphne L. Kaye & Associates

Solicitor: Liam McCabe, William Fry Solicitors, Fitzwilton House, Wilton Place, Dublin 2

Contact Details: Aislinn O’Buachalla & Des Lennon
(aislinn.obuachalla@eu.jll.com / des.lennon@eu.jll.com)

Daphne Kaye & Martin Gilmartin
(daphne@daphnek.com / mgm@daphnek.com)



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