

PRIME READY-TO-GO DEVELOPMENT SITE

With Planning for Three Superior Houses

MANOR AVENUE | TERENURE | DUBLIN 6W
D6W DE70



 (01) 490 3201

 www.jpmdoyle.ie

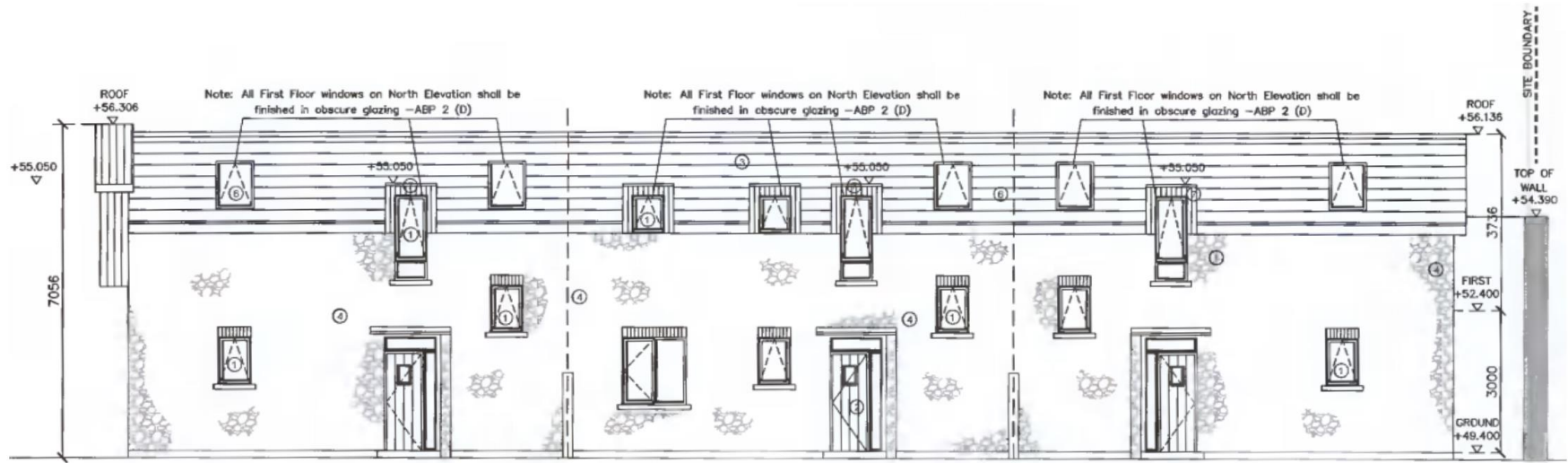
LOCATION

Located in a well-established residential area in Terenure, this site finds itself among some of South Dublin's most sought after addresses. Accessed via a cul de sac lane, these homes will be hidden away yet surrounded by numerous amenities. The area is perfectly catered for with phenomenal schools—such as Terenure College, Our Lady's Templeogue, Templeogue College, St. Pius X G.N.S. / B.N.S. & St. Joseph's National School, all within reasonable walking distance—and a host of local shops and eateries easily found in the nearby villages of Terenure, Templeogue, Kimmage and Rathgar. For that which cannot be found on your doorstep, the area is also serviced by Dublin Bus effortlessly connecting you to the City Centre and is only 2.5km (approx.) from the M50 allowing you access to everything between and beyond the Dublin borders.



DESCRIPTION

J.P & M Doyle are pleased to offer this superb ready to go development site with full planning permission for three family homes. Currently the site consists of a two-storey building which was previously used as for steelworks. The planning is granted for three beautifully designed three-bedroom family homes extending from c. 108sq.m to c. 114sq.m. (Reference No. SD18A/0356/ ABP-304447-19). This is a rare opportunity to purchase a shovel ready site in the heart of South Dublin.



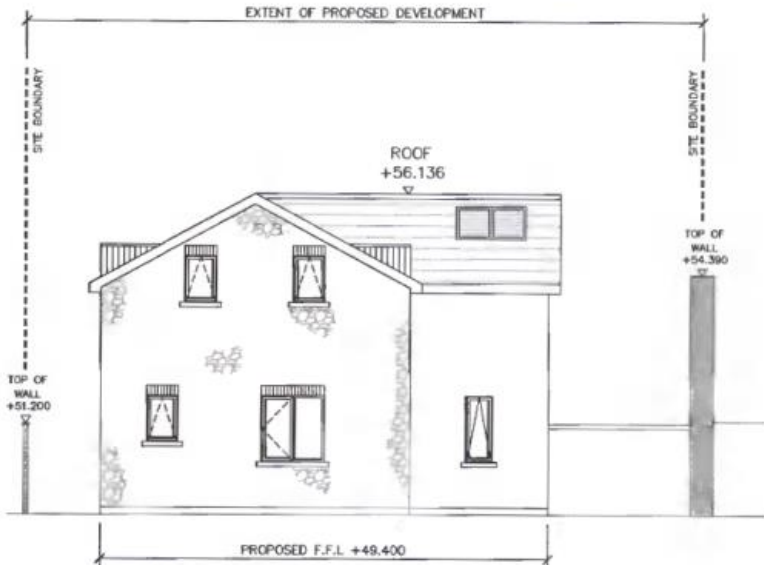
PROPOSED FRONT ELEVATION (NORTH)
SCALE 1:100



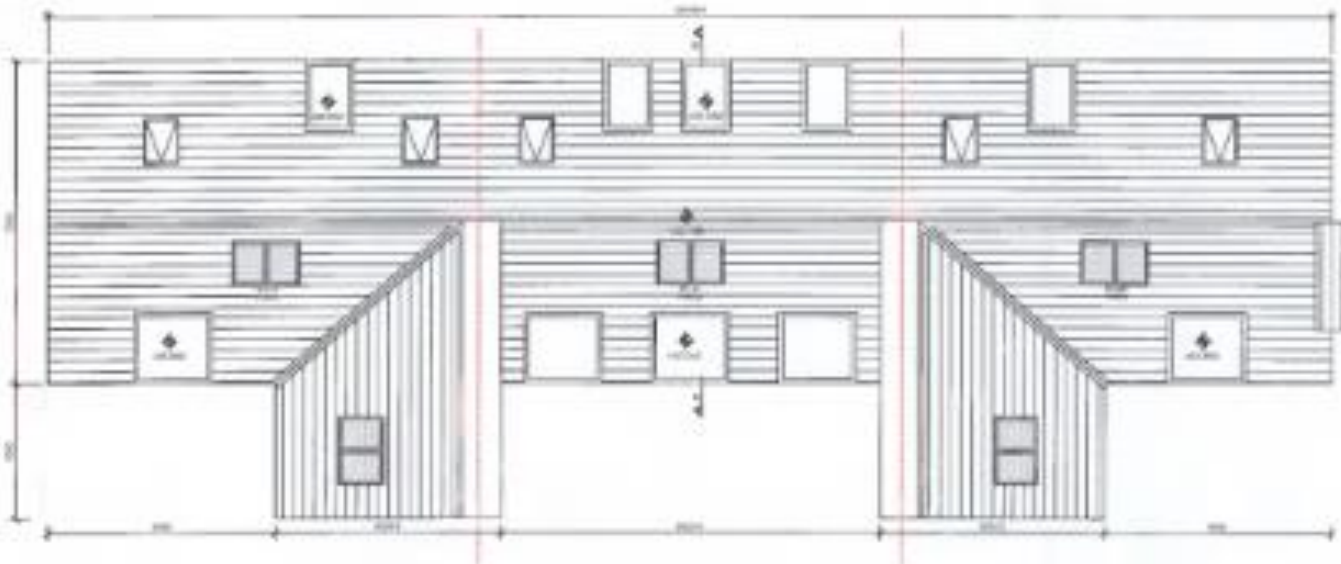
PROPOSED REAR ELEVATION (SOUTH)
SCALE 1:100



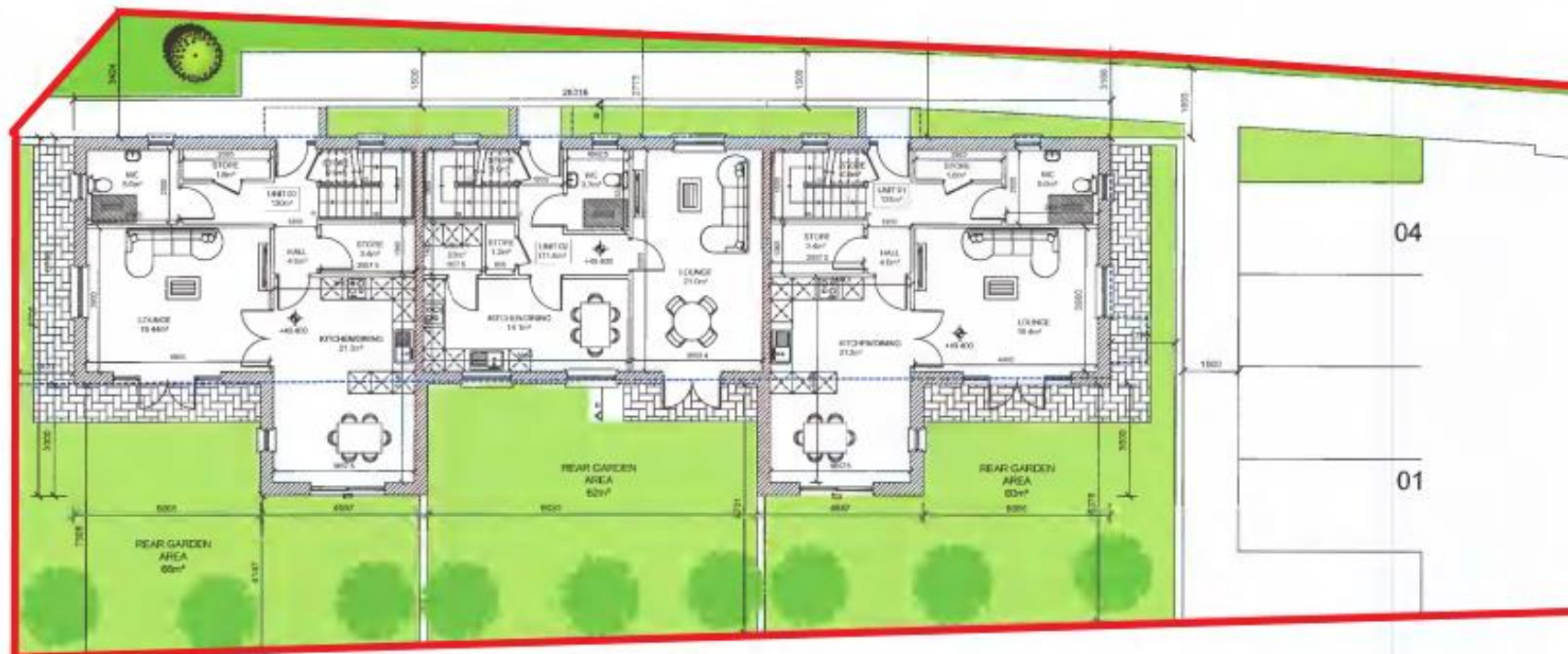
PROPOSED CONTEXTUAL ELEVATION A-A
SCALE 1:100



PROPOSED CONTEXTUAL ELEVATION B-B
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



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FURTHER PLANNING ON APPEAL

There is a further planning currently on appeal with An Bord Pleanála, Reference (SD22A/0373/ ABP-317631-23). This development is for the demolition of the existing former two storey steelworks factory (465sq.m) and build on resultant cleared site of circa 0.133 hectares; Construction of 3 flat roof, terraced, three storey, Three-bedroom houses (160sq.m each, 480sq.m total) with external terraces at first and second floor levels and all associated site development works above and below ground. See Plans below.



Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan





Location Map Only



Location Map Only

SELLING AGENT:

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Price Region: €795,000

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