

NOURSDALE

AT TEMPLE PARK

DUBLIN 6, D06 AW02

EXCEPTIONAL RESIDENTIAL OPPORTUNITY

Approx. 0.256 Hectares (0.633 Acres).

Selling Agent

**AVISON
YOUNG**

EXECUTIVE SUMMARY



The property, 'Noursdale' presents a unique redevelopment opportunity in Temple Park, one of south Dublin's most desirable residential locations.



Temple Park is an attractive and desirable residential location off Temple Road / Richmond Avenue South in Milltown, close to the LUAS Green Line (Milltown) and all its amenities.



Once in a lifetime redevelopment opportunity to acquire a mixed-use property comprising residential property (281 sq. m.), Offices (342 sq. m.) and car parking on 0.256 hectares (0.633 acres) with excellent refurbishment / redevelopment potential.



Zoned 'Objective Z1' - 'To protect, provide and improve residential amenities'.



Excellent refurbishment / redevelopment opportunity in a highly desirable location suitable for a variety of uses including residential, embassy, medical, consultants, guesthouse and offices - subject to planning permission

MOLA

Feasibility & Planning reports prepared by MOLA Architects & Thornton O'Connor Planning Consultants.



Further information available at www.avisonyoung.ie



LOCATION

The property is located in the sought-after and picturesque address Temple Park, off Temple Road / Richmond Avenue South, approximately 4 km south of Dublin City Centre and close to the LUAS Green Line Milltown stop.

The surrounding area boasts a mature luxurious residential area including Temple Road, Richmond Avenue and South Hill. The property is located close to Alexandra College, University College Dublin (UCD), Milltown Golf Club, Gonzaga College, Dartry Park and Nullamore House.

Milltown is renowned as one of Dublin's most sought-after residential locations,

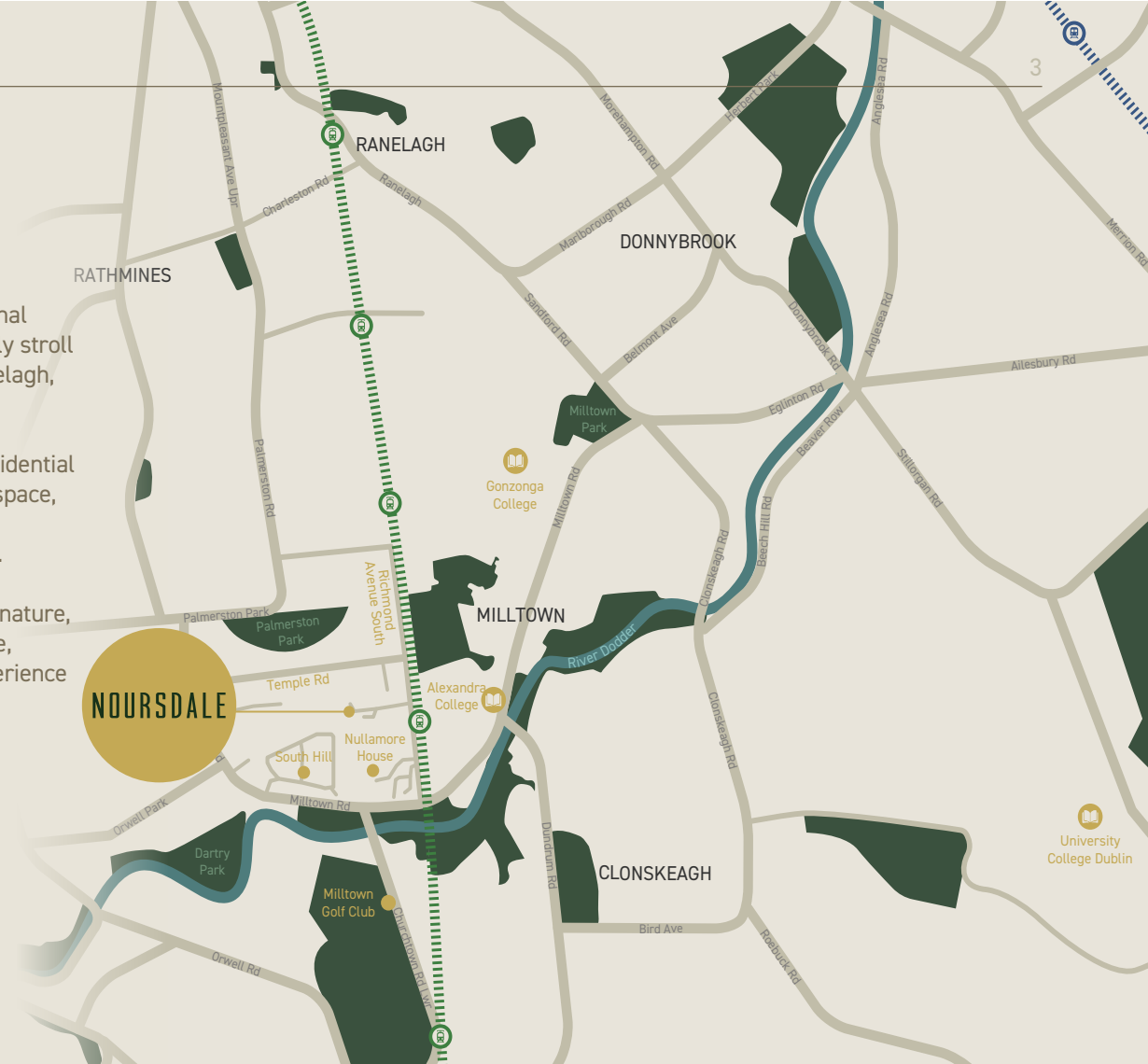
and Temple Park enjoys the additional advantage of being within a leisurely stroll of the amenities of Rathmines, Ranelagh, and Donnybrook.

Milltown while renowned for its residential charm, educational uses and open space, it is also a hub for lively bars, good restaurants and strong retail areas.

Temple Park – a destination where nature, history, and modern living converge, creating an unparalleled living experience in the heart of Dublin.

TRANSPORT LINKS

 LUAS GREEN LINE  DART LINE



THE PROPERTY

The property represents a once in a lifetime opportunity to purchase "Noursdale" at Temple Park, a large residential property with adjoining offices offering refurbishment / redevelopment potential on a regular shaped site of approximately 0.256 hectares (0.633 acres).

The property is accessed via a gated, tree-lined roadway off Richmond Avenue, benefiting from the exclusivity that the secure entrance creates.

The property includes 'Noursdale' a commanding two storey residential property of approx. 281 sq. m. together with an adjoining L shaped modern office building of approx. 342 sq. m. and a detached 3-bay garage of 90 sq. m.

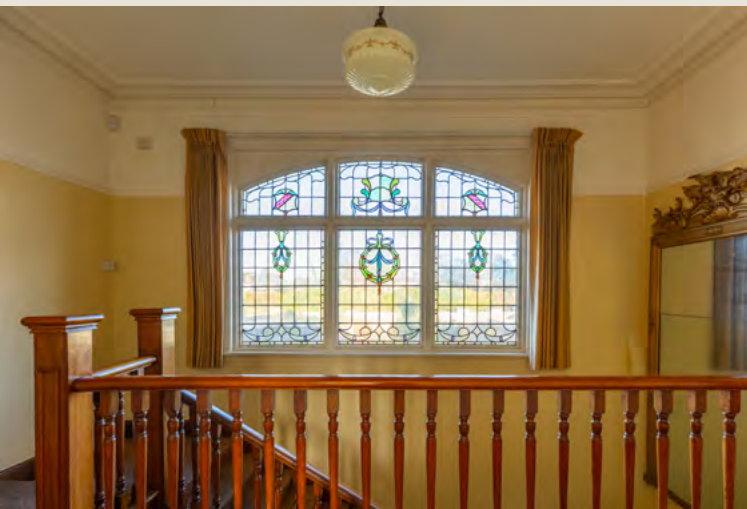




THE PROPERTY

THE RESIDENCE - 'NOURSDALE'

'Noursdale' at Temple Park comprises a striking and extensive two-story, five-bedroom property. The accommodation at ground floor comprises entrance hall, toilet, reception rooms (3 no.), kitchen, utility room, sunroom, covered yard with 5 bedrooms (4 ensuite) at first floor. Although well-maintained the property requires upgrading and modernisation.





THE PROPERTY

THE OFFICES

Comprises a modern single storey L shaped office building with reception office, private offices (10 no), canteen / kitchen and toilet facilities. The offices are well-maintained throughout There is on site car parking provided for approx. 8 vehicles.





THE SITE

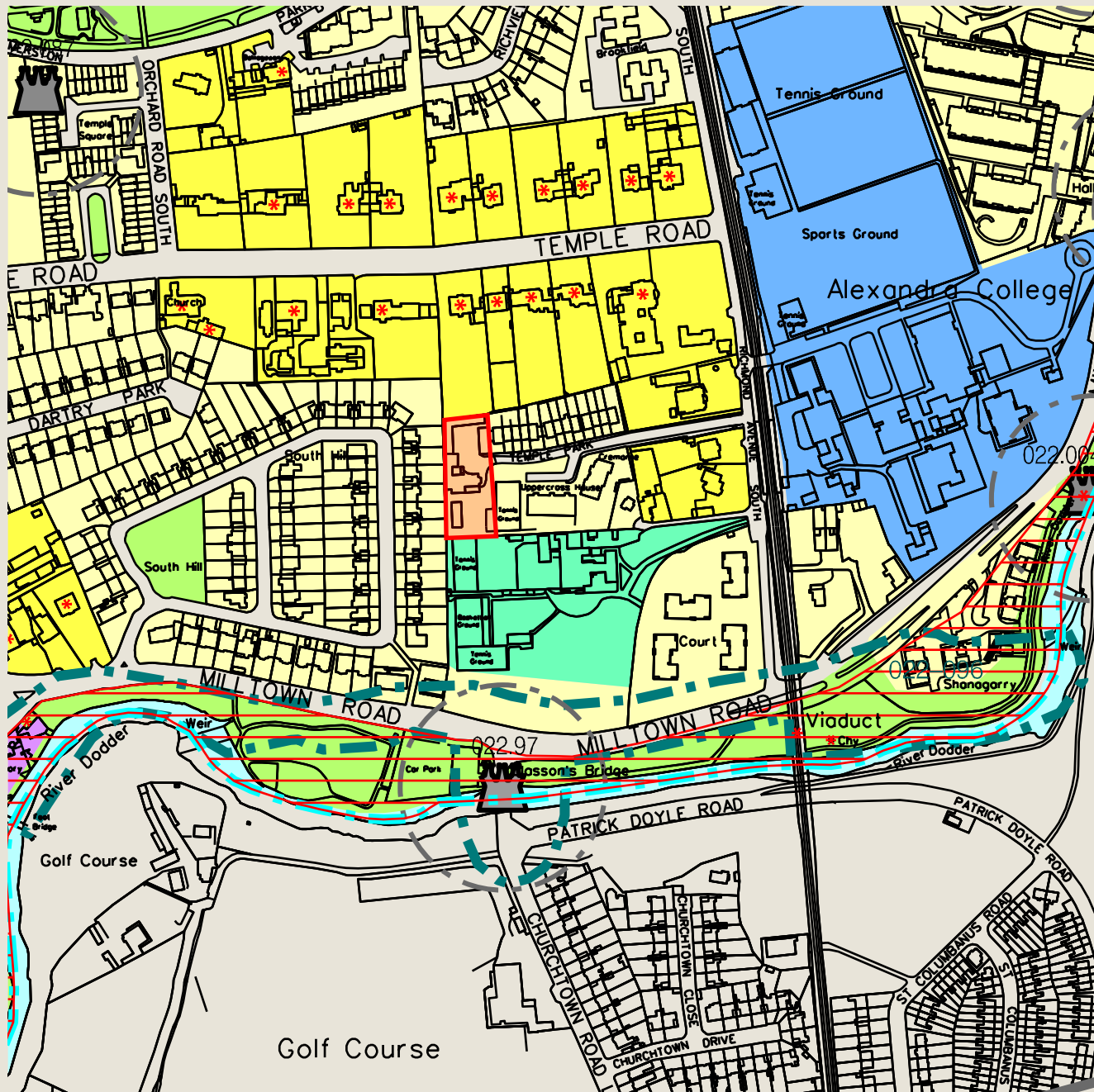
Comprises a mature and landscaped regular shaped site of approximately 0.256 hectares (0.633 acres) with significant refurbishment or redevelopment potential suited to both owner-occupiers / developers.

FLOOR PLANS

DESCRIPTION	ACCOMMODATION	FLOOR AREA (SQ. M.)
Residence 'Noursdale'	GROUND FLOOR Porch, entrance hall, toilet, reception rooms (3 no.), kitchen, utility room, sunroom.	147
	First Floor 5 no. bedrooms (4 ensuite).	134
	Floor Area	281
Offices	Reception office, private offices (10 no.), canteen / kitchen, bathrooms (2 no.)	
	Floor Area	342
Garage	3 bay car garage	
	Floor Area	90

*The above floor areas are not guaranteed or warranted by the selling agents and intending purchasers should satisfy themselves as to their correctness.





TOWN PLANNING

The property is located within an area zoned 'Objective Z1' in the Dublin City Council Development Plan 2022 – 2028. The Objective for this zoning is - 'To protect, provide and improve residential amenities.'

DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Development uses 'Permitted in Principle' include - Assisted living/retirement home, buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/recreational building and uses, education, embassy residential, medical and related consultants, residential.

Development uses 'Open for Consideration include - Build to Rent residential, café/tearoom, guesthouse, hotel, live/work units, office, primary health care centre, residential institution, student accommodation.

THE OPPORTUNITY

Temple Park, Dublin 6 is undoubtedly one of the most sought-after residential addresses off Temple Road / Milltown Road in south Dublin and the property presents a unique refurbishment re-development opportunity.

Guided by the objectives of the Dublin City Council Development Plan 2022 - 2028, current town planning policy and the Thornton O'Connor Planning Report, MOLA Architecture have prepared an indicative site capacity study illustrating the properties development potential which includes both refurbishment of the existing residential property and new build options.

OPTION A RETENTION OF THE EXISTING HOUSE

Option A1
Existing House retained (5 apartments)
+ 10 no. new build townhouses

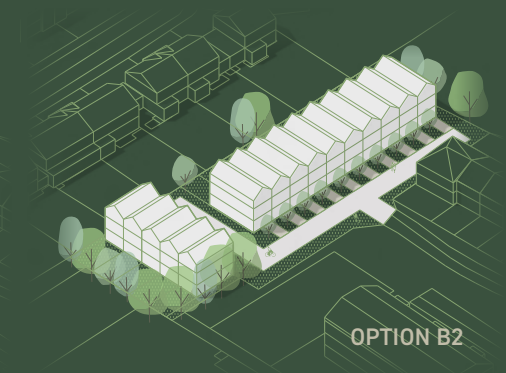
Option A2
Existing House retained (5 apartments)
+ 5 no. new build townhouses and 16 no. apartments.



OPTION B TOWNHOUSES

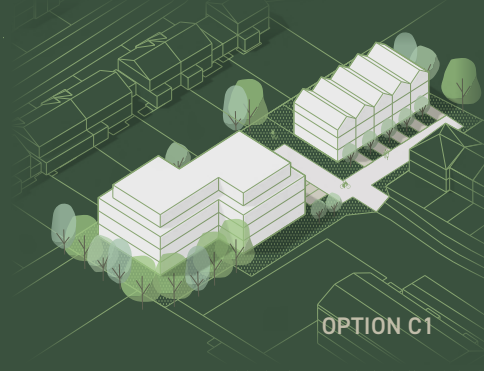
Option B1
12 no. Townhouses (3 storeys)

Option B2
15 no. Townhouses (3 storeys)



OPTION C TOWNHOUSES AND APARTMENTS

Option C1
5 no. townhouses (3 storeys) and 22 no. Apartments.



A copy of the MOLA Feasibility Study for information purposes is available on request.

BER**TITLE**

Freehold.

SERVICES

All mains services are available to the property.

WEBSITE

www.avisonyoung.ie

PRICE

On application.

SALES PROCESS

For Sale by Private Treaty.

SOLICITORS

Ms. Catherine Young,
Senior Associate,
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VIEWINGS

Strictly by appointment to be arranged through the selling agent.

CONTACT

For further information or to arranging a viewing please contact

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IMPORTANT NOTE

CAVEAT

DISCLAIMER: Subject to Contract/Contract Denied. Without Prejudice. The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and interested parties should satisfy themselves by inspection as to their correctness.

WWW.AVISONYOUNG.IE

Selling Agent

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