



LANDS AT THE FORMER DEER HUNTER PUB

GLENAGEARY, CO. DUBLIN

FOR SALE BY PRIVATE TREATY
on behalf of Receiver Edward Lyons

A South County Dublin address combined with extensive frontage and flexible zoning results in an excellent development opportunity of a cleared site of approximately 1.234 hectares (3.05 acres)

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 **JONES LANG
LASALLE**

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01 Description

A high profile site commanding a prominent position at the junction of Upper and Lower Glenageary Road in South County Dublin.

Formerly the Deerhunter Pub and a number of houses, the property is now a cleared site of approximately 1.234 hectares (3.05 acres) of Neighbourhood Centre zoned lands.

'Numerous amenities include schools, parks and shops situated in Killiney and Dun Laoghaire Villages.'





02 Location

'A highly sought after established residential South Dublin suburb...'

The property is situated at the Glenageary Roundabout and benefits from extensive frontage of approximately 80 metres to the Roundabout i.e. the Upper Glenageary Road, Sallyglen Road (50 metres) and the Sallynoggin Road (130 Metres). The site is conveniently situated close to Dun Laoghaire Town Centre c. 1.5km, approximately 2.4 km from Dalkey Village and is approximately 13 km from the City Centre.

The locality has numerous amenities to include schools, parks and shops situated close by and Dun Laoghaire Village. The Glenageary DART Station is approximately 1 km from the site. The area is well served by Dublin Bus including routes 7,8, 45A, 58C and the 111.

Glenageary is a highly sought after established residential South Dublin suburb.







03 Planning and Zoning

The property is zoned 'Neighbourhood Centre' in the Dun Laoghaire Rathdown Development Plan 2010 – 2016:

“To protect, provide for and/or improve mixed-use neighbourhood centre facilities”

Uses which are permitted under these zonings include:

Advertisements & Advertising Structures, Betting Office, Carpark, Community Facility, Craft Centre/ Craft Shop, Crèche/Nursery School, Cultural Use, Discount Food Store, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/ Plant Nursery, Guest House, Health Centre, Offices less than 300sqm., Open Space, Petrol Station, Public House, Public Services, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop- Neighbourhood, Sports Facility, Tea Room/Café and Veterinary Surgery.

Uses open for consideration include:

Cash & Carry/Wholesale Outlet, Nightclub, Home Based Economic Activities, Hotel/ Motel, Household Fuel Depot, Motor Sales Outlet, Off-License, Office Based Industry, Offices less than 600sqm., Place of Public Worship, Shop-Specialist and Shop District.



‘Conveniently situated close to Dalkey Village, approximately 2.4 km, and is approximately 13 km from the City Centre’





Price

Excess €5,000,000

Contact Details

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