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REAL ESTATE**

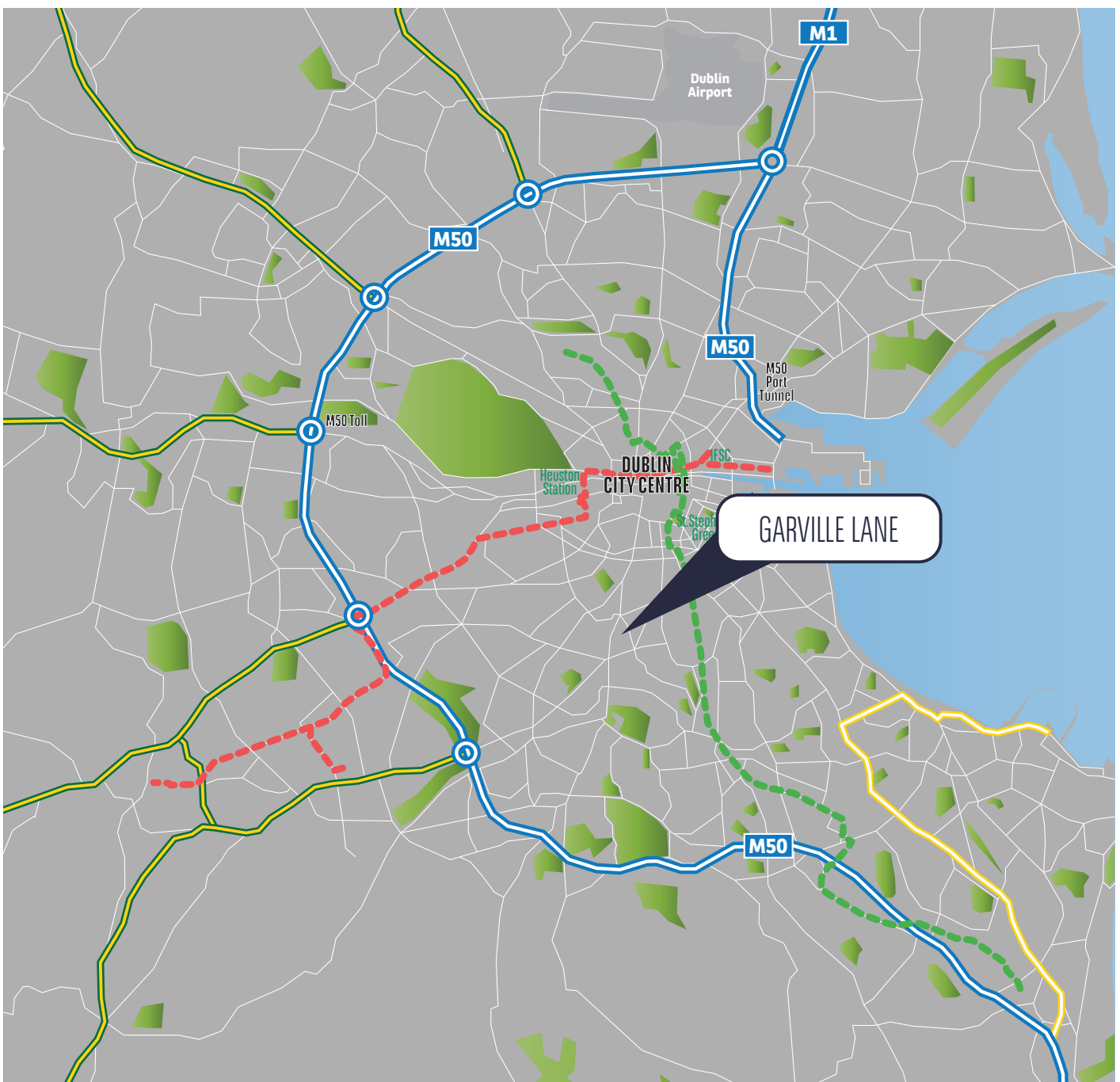
**+353 1 661 1233**  
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**FOR SALE**  
**APPROX. 248 SQ M**

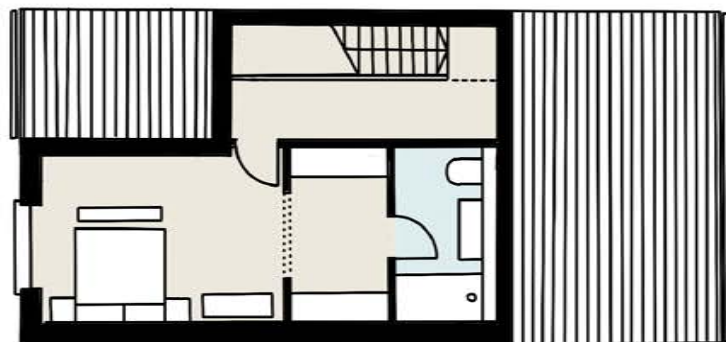
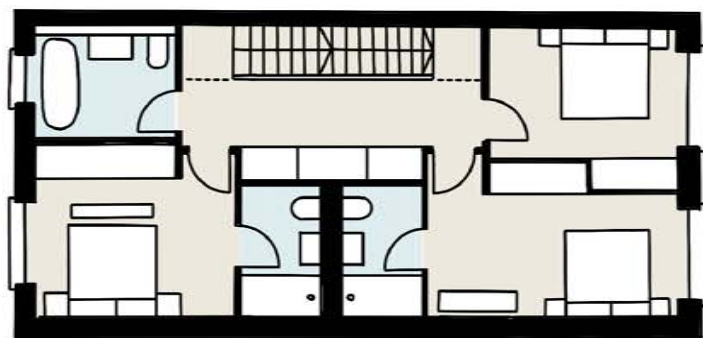
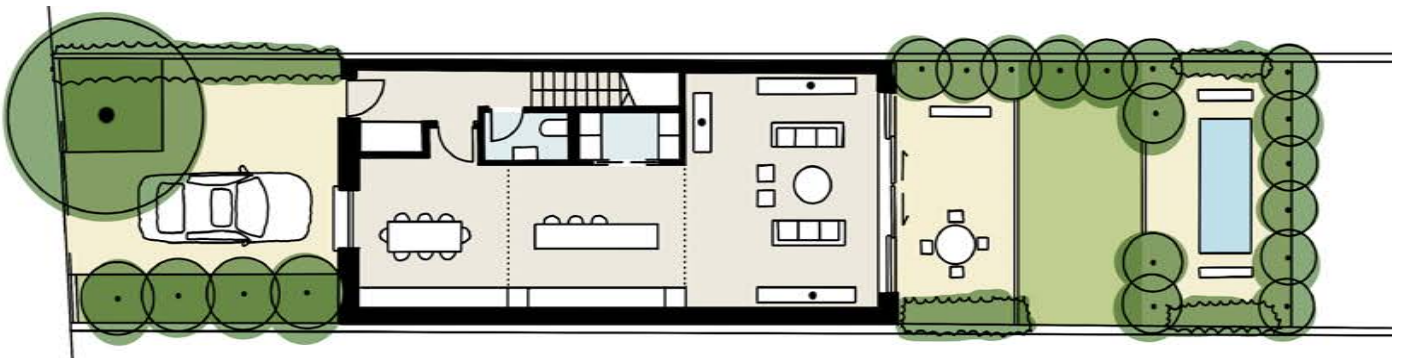
**RESIDENTIAL SITE ON GARVILLE AVENUE, RATHGAR, DUBLIN 6**



- » Exclusive Residential Development Site in Rathgar – located on Garville Lane (to the Rear of 10 Garville Avenue)
- » Superb Architect Feasibility Study by Shay Cleary Architects illustrating the potential to develop a 1 no. 4 bed house of 224 sqm on the Property, subject to planning permission. Established planning precedent along Garville Lane
- » The adjacent property (No. 12 Garville Lane) was granted full planning permission (2942/20) to develop 2 no. 3 bed houses of 138 sqm each.
- » Zoned Z2 in the current Dublin City Development Plan - Residential Neighbourhoods (Conservation Areas). The front house, 10 Garville Avenue is not a Protected Structure.
- » **Guide price:** €325,000 subject to contract / contract denied

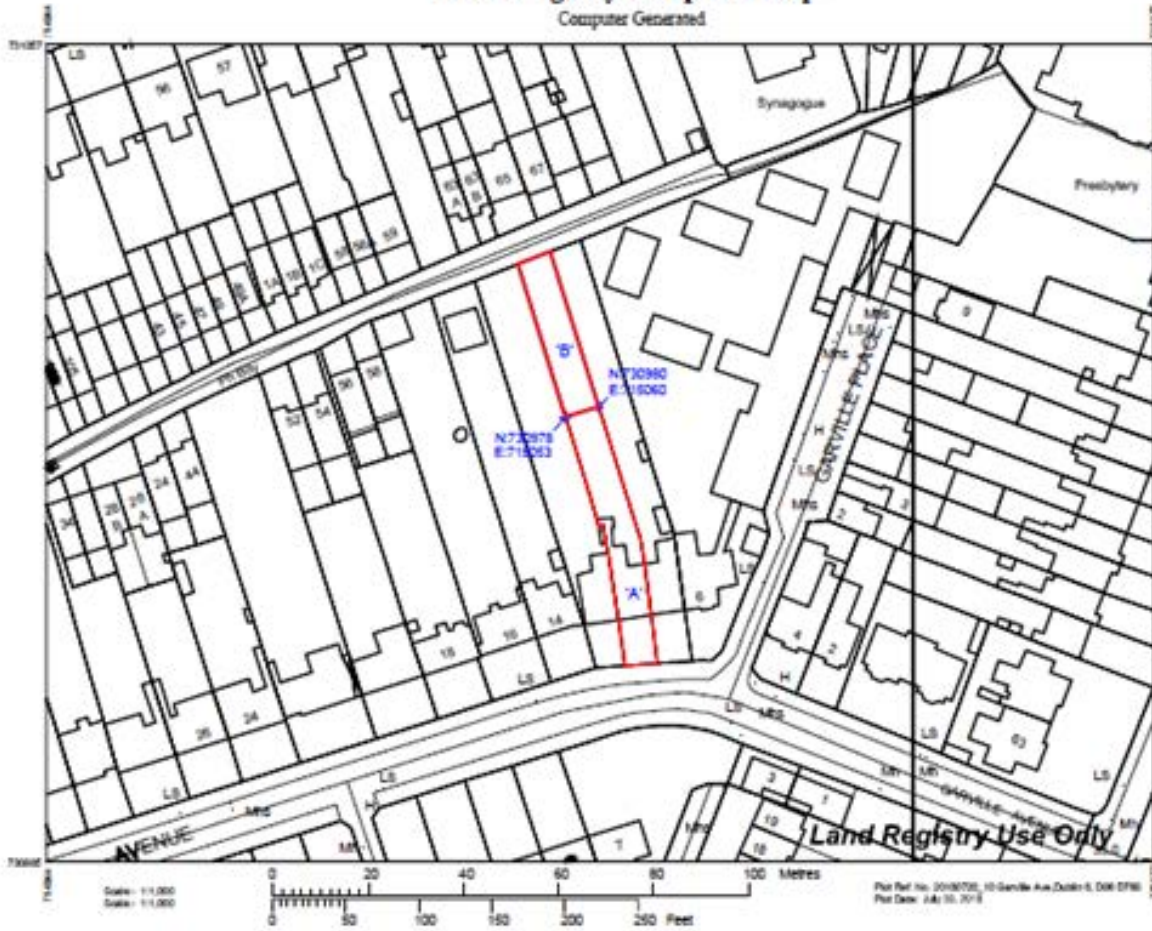






# Land Registry Compliant Map

Computer Generated



ITM CENTRE PT. COORDS  
715040, 730979

MAP SHEETS  
3329-03, 3329-10  
Published Scale: 1:1,000

DESCRIPTION  
Map Produced by:  
Shane O'Brien, Dip. Eng.,  
S. Eng., M. S. I.

Contact: 00353 1 19546  
Email: [shane@propertymapsireland.com](mailto:shane@propertymapsireland.com)  
www: [www.propertymapsireland.com](http://www.propertymapsireland.com)

Signed: *[Signature]*  
Date: July 30, 2018

DETAILS  
Plot 'A' Delineated in Red.  
Plot 'B' Delineated in Red.

PROPERTY ADDRESS  
10 Gardville Avenue,  
Dublin 6,  
D06 E7K0

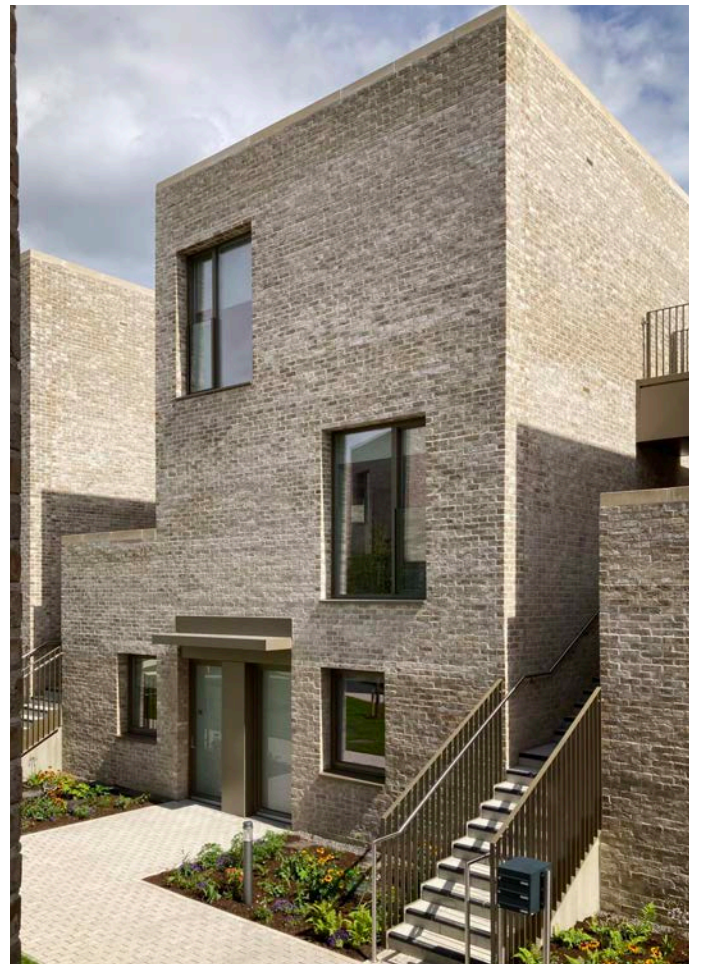
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REGISTRATION

Property Maps Ireland  
Land Registry Compliant Mapping



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**FOR FURTHER INFORMATION PLEASE CONTACT:**



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REAL ESTATE**

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