

# FOR SALE BY PRIVATE TREATY

## PRIME DEVELOPMENT OPPORTUNITY



### 14-16 DARTRY ROAD & 1-3 TEMPLE PARK MEWS, DARTRY, DUBLIN 6

- Full planning permission for the refurbishment and extension of No.14,15 and 16 Dartry Road and for the construction of 3 No. Mews properties
- Total site area of 0.27 hectares / 0.66 acres
- Affluent residential area
- Close proximity to Rathgar, Rathmines and Dublin City Centre
- Walking distance of Miltown Luas station
- Exceptional 'Ready to Go' opportunity.





*A short stroll to Palmerston Park and Dodder Linear Park*



*Miltown Luas stop*



*Rathmines Village*



*Rathgar Village*

## LOCATION

Prime ready to go development on one of Dublin 6's most prestigious addresses.

Situated between the villages of Rathgar, Rathmines, Ranelagh and Miltown and within a few minutes' walk to Palmerston Park and Dodder Linear Park. The location provides a host of amenities to include shops, golf clubs, restaurants and bars all located within a short stroll of the proposed development site. Schools in the area are second to none with Rathgar Junior, Sandford Park, Alexandra College, St. Marys and Gonzaga all close by.

## TRANSPORT

The subject property is conveniently located on the Dartry Road which is serviced by a number of transport links, including the LUAS station at Miltown which is a short stroll away, the 140/142 bus into the city centre or towards UCD Belfield which provides ease of access and connectivity.



# DESCRIPTION

The lands are regular in shape and extend to 0.27 hectares (0.66 acres). The site has excellent frontage on to Dartry Road.

The scheme itself includes three very fine Victorian period houses all with south west facing rear gardens. Two are end of terrace two storey over garden level with the third being a mid-terrace three storey over garden level with three sites to the rear for a mews development.

Access to the rear mews scheme is from a private laneway which forms part of this property.

The three existing houses are Protected Structures.

# PLANNING PERMISSION

The property benefits from a 5 year grant of planning permission ( Planning Reference 4237/17 – ABP-300856-18) of August 2018.

This scheme was designed by award winning architects De Blacam and Meagher to develop an exclusive scheme of 6 no. dwellings comprising the refurbishment and extension of 14, 15 & 16 Dartry Road (Protected Structures) and the construction of three new mews dwellings to the rear. The permission facilitates the division and construction of large private gated front gardens with off street parking for the three existing houses on to Dartry Road and for 6 car spaces to the rear namely 3 private and 3 guest spaces.

The residential development pertaining to this permission comprises the following:

Address	Unit Type	Floor Areas (sq m)	Floor Areas (sq ft)
14 Dartry Road	End of terrace Period House	285	3068
15 Dartry Road	Terraced Period House	412	4435
16 Dartry Road	End of terrace Period House	285	3068
1 Temple Park Mews	End of terrace Mews	176	1894
2 Temple Park Mews	Terraced Mews	176	1894
3 Temple Park Mews	End of terrace Mews	176	1894

## 14-16 DARTRY ROAD & 1-3 TEMPLE PARK MEWS



All images are for illustrative purposes only.



## OS MAP



*All images are for illustrative purposes only.*

## SERVICES

We understand that all mains services are available to the property.

Interested parties are advised to satisfy themselves as to the availability of these services

## TITLE

The vendor holds both freehold and long leasehold title to the property.

## BER

Exempt.

## VIEWING

Strictly by appointment with sole selling agent DNG Advisory.

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0002 INTRUSION SYSTEM  
**DNG**



Please disregard this letter if you are already receiving professional advice in this regard from another licensed property service provider, as we do not want to intrude on any existing client relationship with another firm. If you are not selling in the near future we apologise for any intrusion, and hope to do business with you in the future. PSL No. 002049.