75 Ardagh Park, Blackrock, Co. Dublin

Knight Frank



PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY S.P.P. – 0.5 ACRES (APPROX.)



Description

» The property comprises irregular shaped residential zoned lands extending to approx. 0.50 acres (0. 20 hectares), incorporating an existing 4/5 bed semi-detached house fronting Ardagh Park and an extensive area of land to the rear. The surrounding area is characterised predominantly by established detached and semi-detached residential properties.

» The rear lands have been the subject of architectural feasibility studies exploring the potential for an infill residential development. Given the site's generous size and established residential setting, the property presents an attractive opportunity for residential development, subject to obtaining the necessary planning permission.

Location

» 75 Ardagh Park is situated in an established sought after residential area of Newtownpark Avenue in Blackrock, South County Dublin. The property is conveniently located in close proximity to Blackrock, Stillorgan and Deansgrange villages, offering a wide range of shops, cafés, restaurants and recreational amenities. The area is well served by public transport, including Dublin Bus routes along the N11 corridor along with Blackrock DART Station and Sandyford Luas Stop within easy reach.

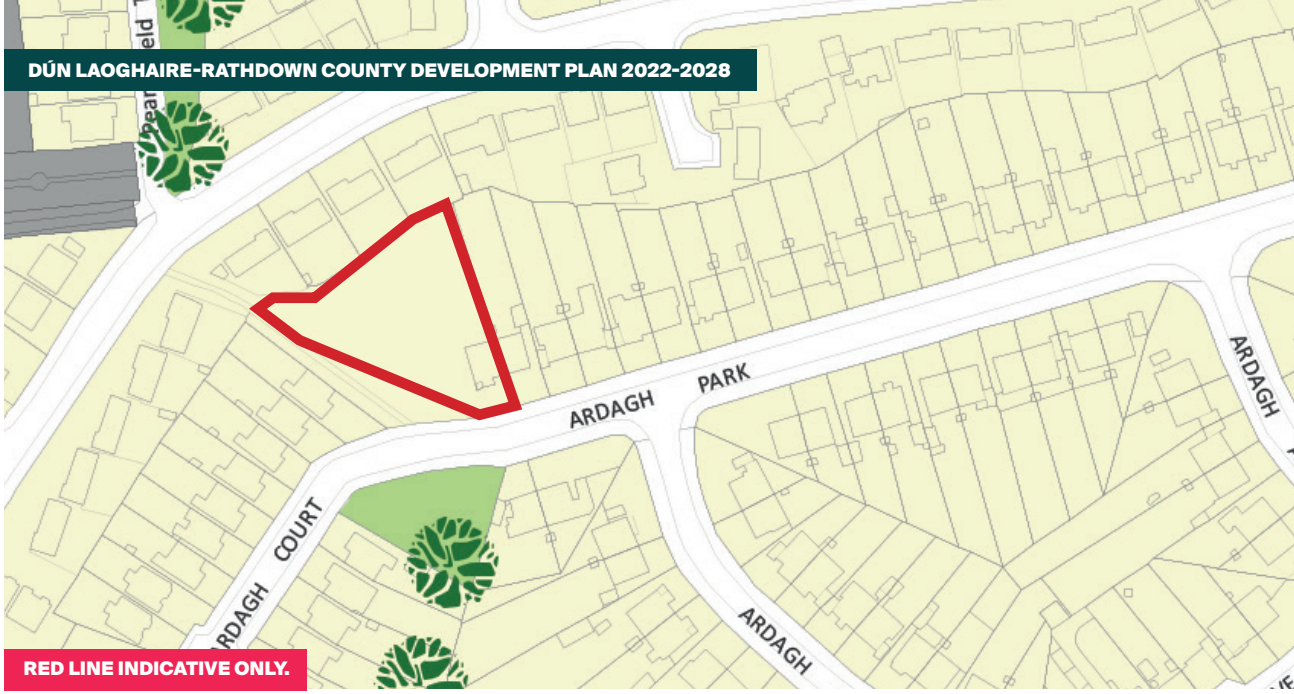
Zoning & Planning

- Under the Dún Laoghaire-Rathdown County Development Plan 2022–2028, the property is zoned Objective A: “To provide residential development and improve residential amenity while protecting the existing residential amenities.”

- The Vendor has commissioned a comprehensive suite of professional reports to explore the property’s significant development potential, including detailed architectural feasibility studies. These studies demonstrate two attractive redevelopment scenarios while retaining the existing substantial 4/5 bedroom residence. The first envisages a high quality scheme comprising 7 residential units, including 5 three-bedroom houses and 2 apartments, while the second illustrates the potential for a scheme of 12 duplex units.

- The feasibility work highlights the opportunity to unlock the site’s future development value within an established and highly sought-after residential location in the heart of Blackrock. To support prospective purchasers in their assessment of the opportunity, a range of supporting technical reports have also been completed, including engineering and arborist assessments. Copies of these reports are available to interested parties upon request.

- **Price on Application**
- **Viewing Strictly by Appointment Only**



DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022-2028

RED LINE INDICATIVE ONLY.



INDICATIVE SITE PLAN FOR 7 NO. UNIT OPTION.



Knight Frank

20-21 Upper Pembroke Street,
Dublin 2, D02 V449
+353 1 634 2466

Contact:
Robert Wilson
T: 086 419 4890
E: Robert.Wilson@ie.knightfrank.com

Malcolm Rowe
T: 086 834 1656
E: Malcolm.Rowe@ie.knightfrank.com

BER E1

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266