

THE BARN, RIVERSDALE AVENUE, OFF BUSHY PARK ROAD, RATHGAR, DUBLIN 6, D06A7P9 C. 0.26 HA/ 0.64 ACRES

FOR SALE BY PRIVATE TREATY

PRIME RESIDENTIAL READY-TO-GO SITE WITH FPP FOR 8 LUXURY HOUSES



"NOT TO SCALE / FOR IDENTIFICATION PURPOSES ONLY."

DOUGLAS NEWMAN GOOD
DNG

DESCRIPTION

An excellent opportunity to purchase a prime ready-to-go residential development site in the heart of the sought-after suburb of Rathgar, Dublin 6. The proximity of both Rathgar Village and Terenure Village, where there are so many excellent local amenities including some of the best schools in South Dublin, will result in exceptional demand in the open market for these eight luxury new homes.



Planning permission was initially granted by Dublin City Council under Planning Ref. 2027/21 and subsequently granted by An Bord Pleanala under Reg. Ref. ABP-311013-21 for eight houses. A further planning application was made for “alterations to a previously approved planning permission” and was granted by Dublin City Council under planning Reg. Ref. 3861/23 and subsequently granted by An Bord Pleanala under Reg. Ref. ABP-317842 – 23.

Designed by De Blacam and Meagher Architects, the scheme comprises five No. 3 bed plus study mid and end of terrace houses with impressive barrel-vaulted roofs, two No. 2 bedroom semi-detached houses and a detached 2 bed plus study house, which retains and upgrades part of the original building known as “The Barn”.

Unit No.	Type	No. of Beds	Aspects	Approx. Size Sq M	Approx. Size Sq Ft	Unit No.	Type	No. of Beds	Aspects	Approx. Size Sq M	Approx. Size Sq Ft
1	End Terrace	3 beds plus study, 2nd living on 1st floor	East	190	2045	5	End Terrace	3 beds plus study, 2nd living on 1st floor	East	190	2045
2	Mid Terrace	3 beds plus study, 2nd living on 1st floor	East	190	2045	6	Semi-Detached	2	West	110	1184
3	Mid Terrace	3 beds plus study, 2nd living on 1st floor	East	190	2045	7	Semi-Detached	2	West	111	1195
4	Mid Terrace	3 beds plus study, 2nd living on 1st floor	East	190	2045	8	Detached	2 beds plus study	South	170	1830

The scheme is accessed through gates located on Riversdale Avenue, which is located off Bushy Park Road in Rathgar.

The site has a boundary with a number of individual residential properties to the north and west, with Laurelton to the east, and with Riversdale and Riversdale House to the south.

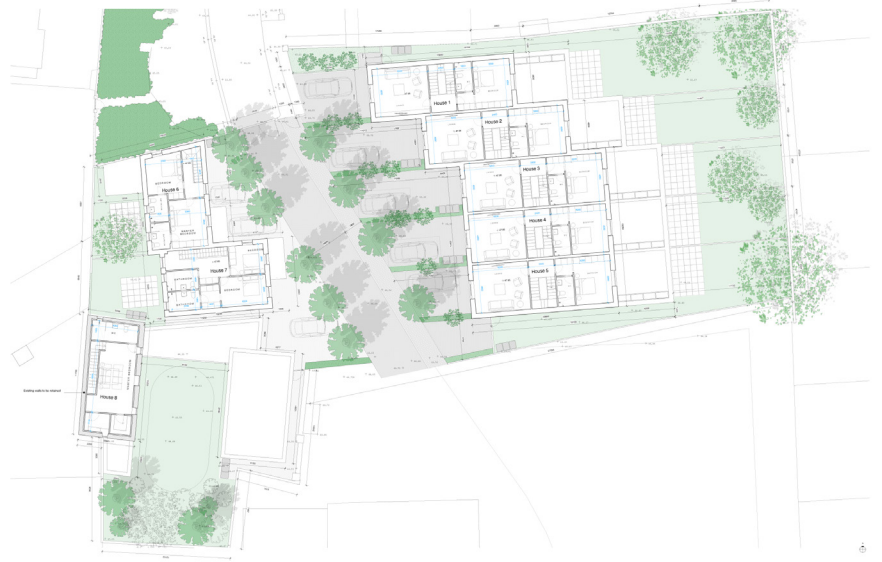
The development will comprise eight exclusive new homes, each with generous private rear gardens and parking.

No.s 1-5 are part three storey and part single storey mid and end of terrace houses, No.'s 6 and 7 are two storey and part single storey semi-detached houses and No. 8 is a part two storey and part single storey detached residence, retaining the original house known as The Barn, which is not a protected structure.



Ground Floor

Client: Highgate Investments Ltd
 Design Team:
 Architect: DNG
 Structural Engineer:
 Mechanical Engineer:
 Electrical Engineer:
 Fire Engineer:
 Information Purposes Only
 Date: 20/05/2025
 Scale: 1:500
 Drawing No: A-PA 04
 Rev: 04



First Floor

Client: Highgate Investments Ltd
 Design Team:
 Architect: DNG
 Structural Engineer:
 Mechanical Engineer:
 Electrical Engineer:
 Fire Engineer:
 Information Purposes Only
 Date: 20/05/2025
 Scale: 1:500
 Drawing No: A-PA 05
 Rev: 04



Second Floor

Client: Highgate Investments Ltd
 Design Team:
 Architect: DNG
 Structural Engineer:
 Mechanical Engineer:
 Electrical Engineer:
 Fire Engineer:
 Information Purposes Only
 Date: 20/05/2025
 Scale: 1:500
 Drawing No: A-PA 05.1
 Rev: 04

"NOT TO SCALE / FOR IDENTIFICATION PURPOSES ONLY."





LOCATION

The Barn site is located in one of South Dublin's most sought-after neighbourhoods, surrounded by excellent local amenities.

The following local amenities are all within walking distance:

- Rathgar Village
- Terenure Village
- Rathfarnham Village
- Bushy Park
- Rathgar Tennis Club
- The High School
- Stratford College
- Terenure College
- The LUAS Green Line at Cowper



PART V

We are advised that, under the current planning permission, the site is exempt from Part V and a certificate of exemption re Part V is available upon request from the agent.

KEY INFORMATION

re the Section 48 Levy Waiver Scheme:

- Development works on qualifying units must commence no later than 31 December 2024.
- The development levy waiver will remain in place standalone until 31 December 2024.
- Claims for the levy waiver must be submitted to local authorities no later than 28 February 2025.
- Completion date for works to qualifying units has been extended to 31 December 2026.



SERVICES

We are advised that all mains services are available to the site and further details can be obtained from the selling agent.

METHOD OF SALE

This site is offered for sale via Private Treaty.

VIEWING

Strictly by prior appointment with the selling agent.

GUIDE PRICE

DNG are seeking offers in the region of €3,800,000 for the entire.

BER

F. Cert available from the agent

DNG HEAD OFFICE

30 Leeson Park, Ranelagh, Dublin 6, D06 H1W2

Marc Browne

T: 01 4912600 | 085 2484723

E: marc Browne@dng.ie

Gemma Lanigan

T: 01 4912600 | 087 4182967

E: gemmalanigan@dng.ie

ARCHITECTS

De Blacam and Meagher, 4 St. Catherine's Lane West, The Liberties, Dublin 8, D08WTW0.

VENDOR'S LEGAL REPRESENTATIVE

Gavn Fitzgerald, Ogier, Percy Exchange, 8-34 Percy Place, Ballsbridge, Dublin 4, D04P5K3.



PSL No. 004017

Messrs. DNG for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.