

# SITE WITH FULL PLANNING PERMISSION FOR SUPERIOR DETACHED HOME



NORTH ELEVATION



WEST ELEVATION



## FOR SALE BY PRIVATE TREATY

This is an outstanding opportunity to acquire a Site with Full Planning Permission for a superior detached house in one of South Dublin's most prestigious areas.

### DESCRIPTION:

Site with full planning permission for a superior detached house. Planning permission was granted on the 18th of December 2019 (Planning Reference Number 4349/19) by Dublin City Council for a Two Storey, Detached, Five Bedroom dwelling, along with widening of the existing access to the adjoining house. The new proposed dwelling extends to c. 238 Square Metres. The proposed development is located in an area zoned Z1 with the objective to protect, provide and improve residential amenities.

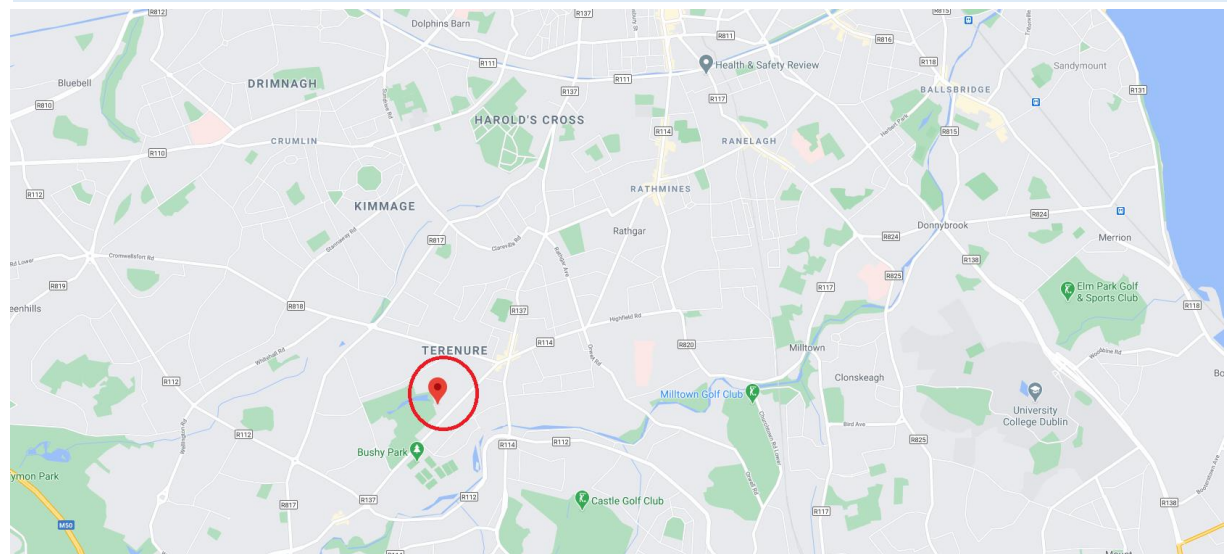
### LOCATION

Located in a mature, highly sought-after residential area in South Dublin, this site in Lakelands Park provides purchasers with the opportunity to join a quiet and exclusive cul-de-sac of 20 beautifully built homes, only moments from Terenure Village.

Situated close to the City Centre (less than 20 minutes by car) yet removed enough to offer privacy and quiet, Lakelands Park proves to be a convenient location with a wide choice of retail amenities, via the nearby Villages, and recreational amenities including the popular Bushy Park and numerous well-known sports clubs, like that of St. Mary's Rugby. Lakelands Park also benefits from the surrounding parklands and playing fields of Terenure College, Terenure Rugby Club and the VEC Football Club.

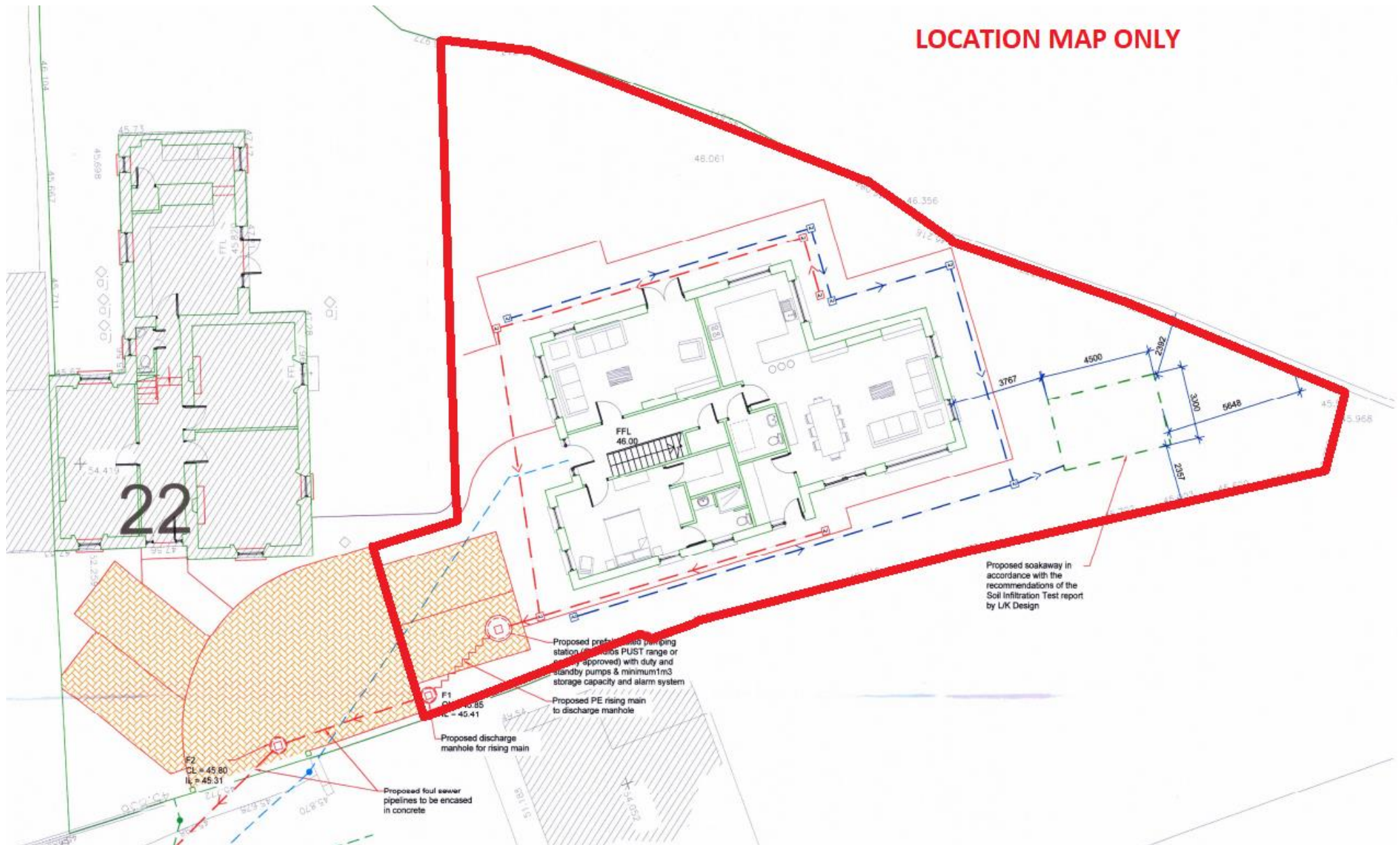
Educational needs are also well catered for with well-established local junior schools such as St. Pius X Junior School, St. Joseph's Boys School, Presentation, and Rathgar Junior close by. Senior schools include Terenure College, Our Lady's School, The High School, Stratford College, Alexandra College, Gonzaga, St Mary's College, Sandford Park and Presentation Community School.

The area is also very well serviced by direct bus routes to the city centre as well as being within easy access of the M50.



## SITE PLAN

(For Identification Purposes Only)





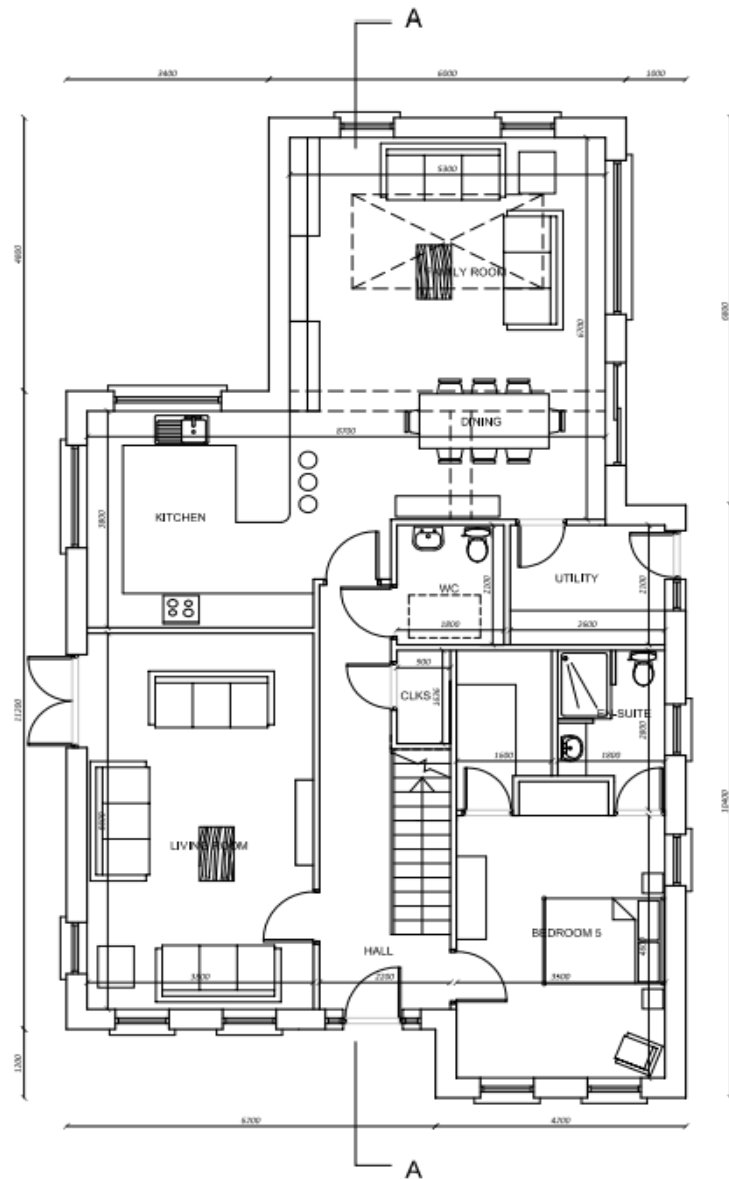
AERIAL PHOTO OF THE SITE



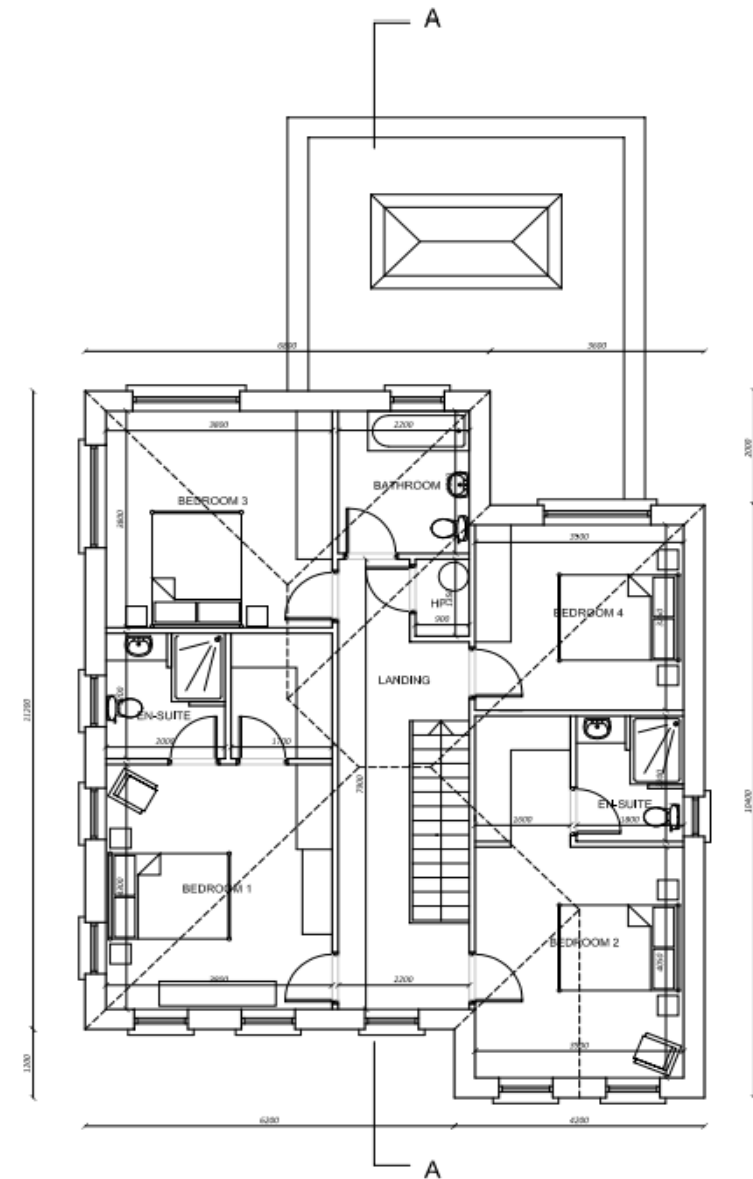


## FLOOR PLAN

(For Identification Purposes Only)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## SELLING AGENT:

**Paul Doyle**

J.P. & M Doyle

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002264-003060

**VIEWING: By Appointment Only**



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