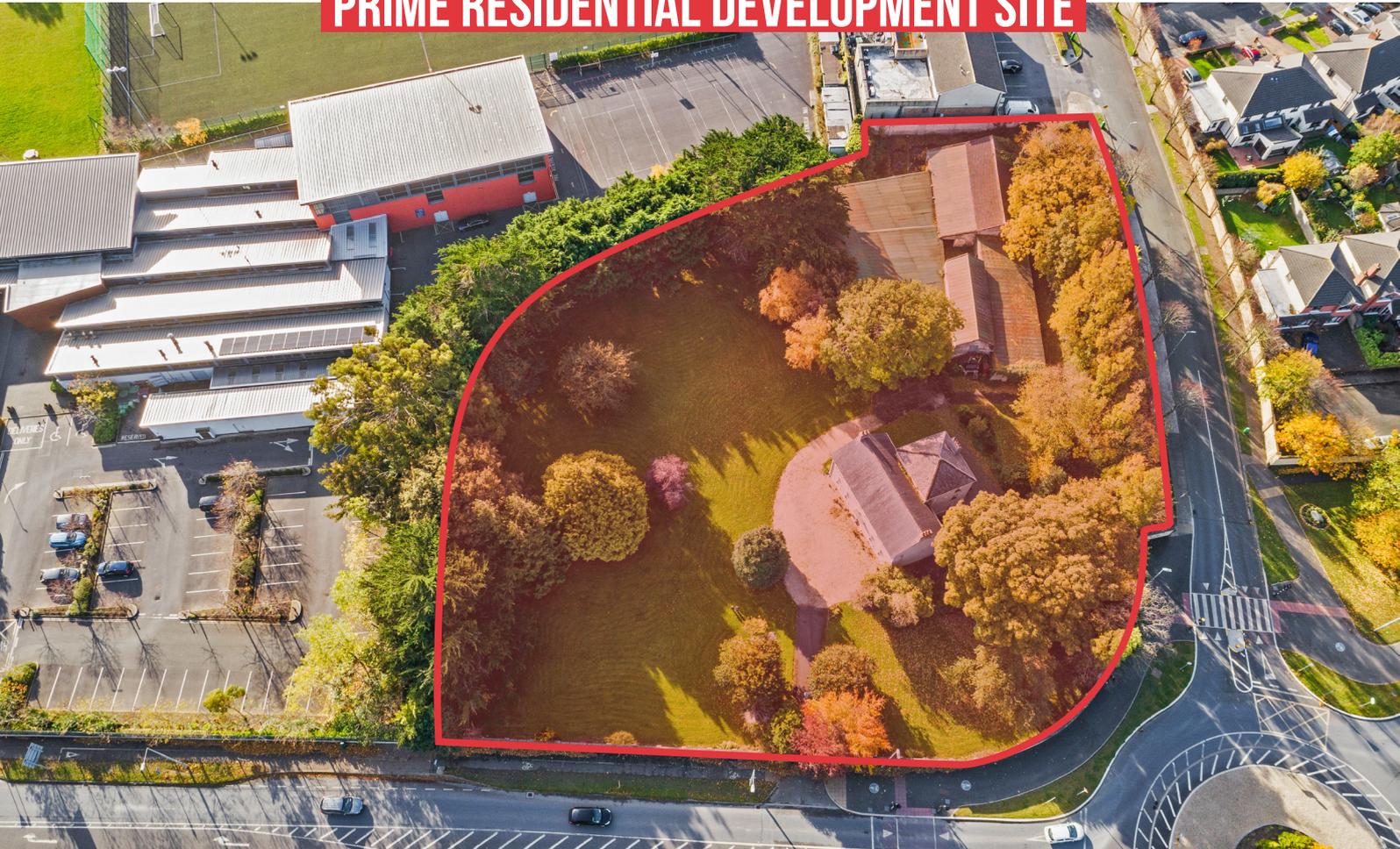


SITE AT SCHOLARSTOWN HOUSE, SCHOLARSTOWN RD, DUBLIN 16 (D16E2H9)

C. 1.65 ACRES / C. 0.67 HA

PRIME RESIDENTIAL DEVELOPMENT SITE



SUPERB OPPORTUNITY TO PURCHASE A RESIDENTIAL DEVELOPMENT SITE IN A HIGHLY SOUGHT AFTER LOCATION

- Superb residential development site (subject to planning permission).
- Site area approx. c. 1.65 acres/ c.0.67 HA in its entirety.
- Well located only a short distance from Knocklyon and Rathfarnham Villages.
- Exceptional location in highly sought-after residential suburb.
- Located next to exit 12 on the M50 and beside the No. 15 Dublin Bus route.
- Strong demand anticipated for residential units in this location.



LOCATION

Scholarstown House and the surrounding site is located on a pivotal position at the junction of Scholarstown Road and Orlagh Grove. Located beside Saint Colmcille's Community School, the property enjoys excellent road frontage onto Scholarstown Rd, which is a very well regarded address due to its close proximity to Rathfarnham Village. In addition, the area offers ease of access to excellent local amenities at Knocklyon Village and the M50 motorway. This site is located in the much sought after and fashionable suburb of Rathfarnham where there is exceptional demand for new residential homes in such new developments as Scholarstown Wood and White Pines.

The mature and picturesque village of Rathfarnham is steeped in history, but is also home to a fine array of modern shops, restaurants and cafes. Stephens Green is just 8km north and the whole of the south side of the city is within easy reach. The area benefits from numerous transport links, with the M50 (Exit 12) just a short drive away, providing easy access to all main arterial routes to and from the city and also to Dublin Airport.

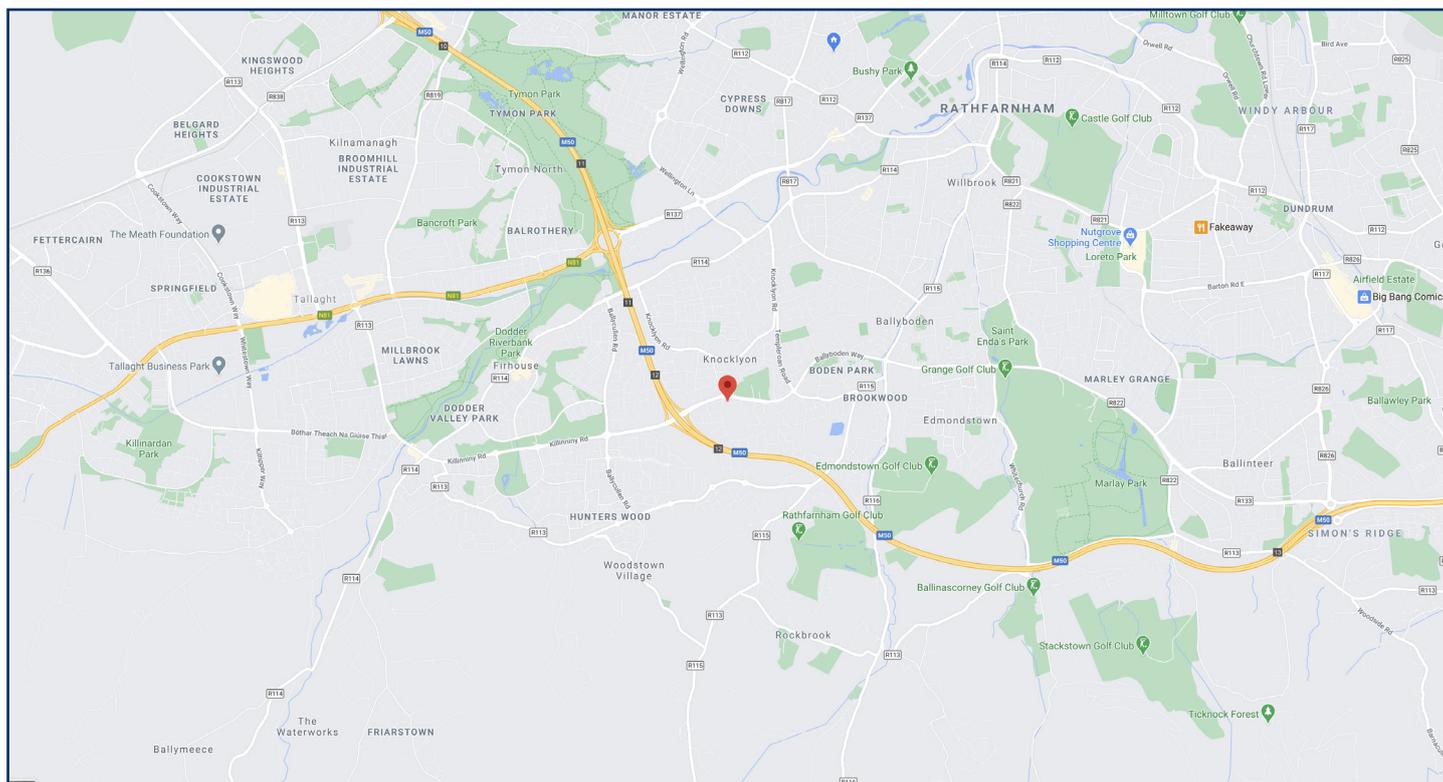
DESCRIPTION

The site comprises approximately 0.67 Ha (c. 1.65 Acres) and the entire is zoned "R2", which is zoned for Residential Development. At the centre of the site is Scholarstown House which is a handsome period residence which we note is listed on the register of Protected Structures due to its architectural and historical relevance. Originally built in 1588 for Bishop Adam Loftus, it was rebuilt, following a fire, in 1909. There are also a number of out-houses located upon the lands and the grounds also benefit from a number of mature trees. The main entrance to the property is currently located off Scholarstown Road, with a second farmyard entrance located at the Orlagh roundabout. The entire site extends to c. 1.65 acres and would suit a medium density residential development which would be sympathetically designed to take account of the protected nature of Scholarstown House.

LAND USE ZONING

Under the current South Dublin County Council Development Plan 2016-2022, the subject lands are zoned "R2", which is zoned for residential development.

OS MAP



TITLE

We understand the property is held freehold.

GUIDE PRICE

€2,000,000

BER

Exempt.

VIEWING

Strictly by appointment with sole selling agent DNG.

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