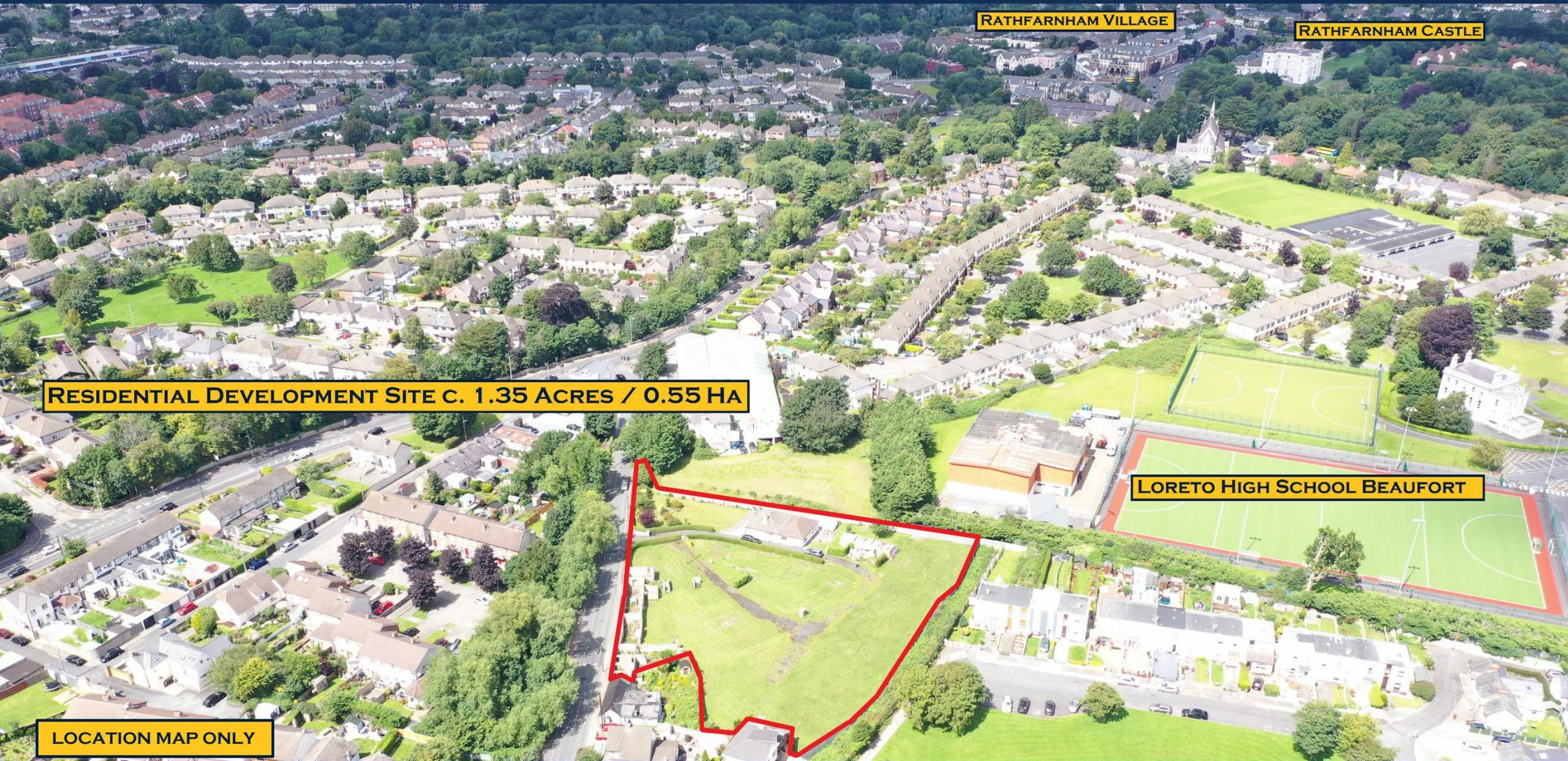


# RESIDENTIAL DEVELOPMENT SITE C.1.35 ACRES/ 0.55 HA.



Whitechurch Road, Rathfarnham, Dublin 14,  
D14 W2K8.



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)

# For Sale by Private Treaty

## **RESIDENTIAL DEVELOPMENT SITE**

C.1.35 ACRES/ 0.55 HA.

WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 14, D14 W2K8.

### LOCATION

J.P. & M. Doyle are delighted to bring to market a fantastic opportunity for residential development on a c.1.35 acre/ 0.55 Hectare site. Conveniently situated on the Whitechurch Road, Rathfarnham, this highly sought-after residential location provides the ease and tranquillity of a well-established and mature Dublin suburb with access to an array of excellent primary & secondary schools.

Proximity to the M50 plus a comprehensive bus service on the doorstep allows accessibility to local business districts including Dundrum and Sandyford, the City Centre, and U.C.D.

Situated in a vibrant and thriving community, the area boasts a wealth of amenities and facilities including Grange and Castle Golf Clubs; G.A.A., rugby, football clubs and hockey clubs, gym and swimming facilities, as well as shops, bars, and restaurants at Dundrum Town Centre, Butterfield and Nutgrove Shopping Centres, along with Rathfarnham Village.

The historical parks of Rathfarnham Castle & St. Enda's are within a ten-minute walk, as well as proximity to the Dublin mountains to provide a host of scenic walks. Marlay Park and Bushy Park provide the area with hugely popular farmers markets.



### DESCRIPTION:

This residential development site (S.P.P.) is found in a much sought-after area of South Dublin with a proven selling record. Comprising of a regular shaped plot, with extensive road frontage to Whitechurch Road, the subject lands extend to c. 1.35 Acres/ 0.55 Hectares and currently contains a detached Bungalow with extensive Gardens.

**TOWN PLANNING/ZONING:**

The site is shown as Zoned Objective RES to Protect and/or Improve Residential Amenity on the 2016-2022 South Dublin Development Plan.

In a planning feasibility study undertaken by Brian Rowe Architects, he suggests the site could – subject to planning permission – accommodate a medium density residential scheme of 20 homes (19 four bedrooms & 1 three bedroom) or an apartment development of 38 units. (A copy of this study is available on request.)

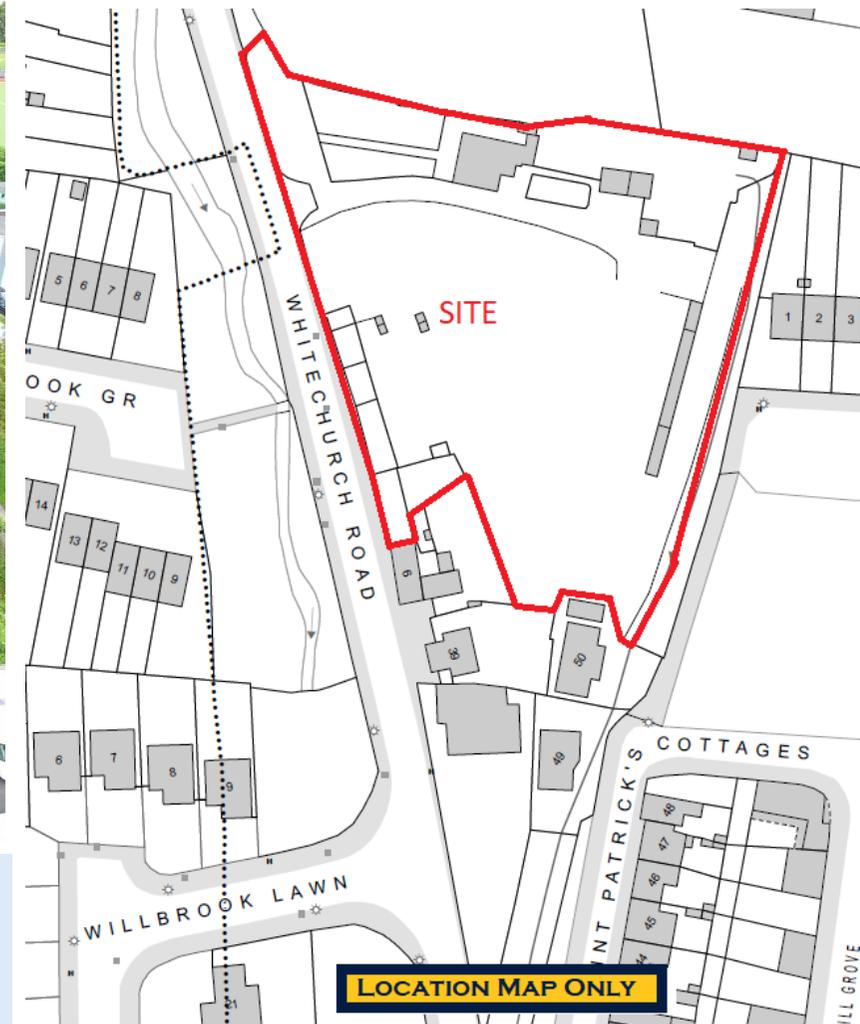


**SERVICES:**

We understand all mains services are adjoining. Intending purchasers should satisfy themselves on their availability.

**TITLE:**

- Freehold
- Vacant Possession



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**LOCATION MAP ONLY**

**SOLICITORS:**

Mullany Walsh Maxwells  
19 Herbert Place,  
Dublin 2,  
D02 NY72.

**Telephone:** (01) 676 54 73

**SELLING AGENTS:**

Paul Doyle  
J.P. & M. Doyle,  
105 Terenure Road East,  
Dublin 6,  
D06 X029

**Telephone:** (01) 490 32 01  
**Email:** Enquiries@jpmdoyle.ie

**VIEWING:** By Appointment Only  
**BER:** D1 (113160782)



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