



CYPRESS GROVE HOUSE

TEMPLEOGUE, DUBLIN 6W



Indicative site outline only

SIGNIFICANT RESIDENTIAL DEVELOPMENT OPPORTUNITY / FOR SALE S.P.P BY PRIVATE TREATY

THE OPPORTUNITY

- Impressive protected structure surrounded by open grounds, mature trees and a walled garden
- The property extends to approx. 2.67 hectares (6.6 acres)
- Lands are entirely zoned RES “To protect and/ or improve residential amenity” within the SDCC Development Plan
- Three residential feasibilities have been carried out which show the potential for:
 - 178 apartments, or
 - 70 apartments and 25 houses, or
 - 112 units comprising a mix of apartments, duplexes and triplex homes.
- Set on a high-profile site in a proven residential area
- Excellent transport links with proximity to Dublin City Centre, M50 and supported by public bus routes
- For sale by Private Treaty. Subject to planning permission offers will be considered from parties with suitable track record



ECONOMIC FACTORS



Ireland is expected to exceed EU GDP growth in 2024 and 2025 with inflation forecast in line with EU targets



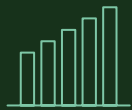
House prices up 8.6% y/y as of June 2024



72% of housing completions in Dublin were apartments in 2023



Glencullen / Sandyford electoral area had the most housing completions in 2023



Forecasted GDP growth of 1.20% and 3.60% for 2024 and 2025



The ECB has begun interest rate cuts with more expected this year



28.3% of the population live in Dublin



South Dublin Co. Co. municipal population grew 8% between 2016-2022

EMPLOYMENT



The expanding economy is reflected in strong labour market conditions



Total employment reached 2.75m in Q2 2024



Full time employment increased by 3% in Q2 2024



National rental growth of 6.80% in 2023



Rents grew fastest in the provinces, ranging from increases of 10.80% to 17% in 2023

LOCATION

The subject site is situated in Templeogue, one of Dublin's most sought after, established residential locations.

The area boasts proximity to the city centre, complimented by access to the Dublin mountains and many of South Dublin's mature parks making it an ideal location for young professionals and families. The locality hosts an abundance of facilities from Bushy Park to Terenure College, Castle Golf Club and Templeogue Tennis Club.

The site is ideally located in proximity to the city centre whilst only a 3-minute drive to junction 11 of the M50. The area benefits from public transport with Templeogue Bridge bus stop just a 6-minute walk, hosting the 15, 49, 65, 65B and S6 bus routes, facilitating direct access to the city centre and wider Dublin area.

SPORTS

- St. Jude's GAA Club
- Faughs GAA Club
- Spawell Golf Academy
- Terenure RFC
- Bushy Park Tennis and Paddle Club
- Ballyboden St Endas GAA
- Templeogue United FC
- Castle Golf Club
- Templeogue Tennis Club
- St. Mary's College RFC Club

SCHOOLS

- Bishop Shanahan National School
- Bishop Galvin National School
- Rathfarnham Parish National School
- Terenure College
- Our Lady's School Terenure
- Templeogue College
- St. Pius X National School

RESTAURANTS/BARS

- The Morgue
- The Blue Haven
- The Old Orchard Inn
- Fifty 50
- Lark
- Brady's Terenure
- Two Sisters Pub

AMENITIES

- Marlay Park
- Dodder Riverbank Park
- Bushy Park
- St. Enda's Park
- Tymon Park
- Bancroft Park
- SuperValue Templeogue
- Tesco Superstore Rathfarnham



DUBLIN CITY CENTRE

TERENURE COLLEGE

BUSHY PARK

TEMPLEOGUE COLLEGE

TESCO SUPERSTORE

ST. MARYS COLLEGE RFC

TEMPLEOGUE TENNIS CLUB

CYPRESS GROVE HOUSE

CYPRUS GROVE ROAD

TEMPLEOGUE ROAD

TO M50



DUBLIN BUS
6 minute walk



M50 - R137
3 minute drive



DUBLIN AIRPORT
20 minute drive



CITY CENTRE
15 minute drive





DESCRIPTION

Cypress Grove House and surrounds provide one of the most high-profile development opportunities to come to the market in recent years.

Templeogue is one of the traditional villages of South Dublin, the village has a unique character and offers a diverse range of amenities and historical character.

“Cypress Grove House was built in the first half of the eighteenth century by a Mr. Paine and later became the residence of Sir William Cooper, Master in Chancery and Member of Parliament who died here in 1761. It was next occupied by the Countess of Clanbrassil from whom it passed to her grandson Viscount Jocelyn. The house was later occupied by Orrs, who were merchants, Duffys who had calico print works at Ballsbridge, and

Mr. Charles King. From 1908 to 1925 the house was occupied by Mr. G.H. Stepney who changed the name to ‘Alberta’, but it was changed back to the original ‘Cypress Grove’ by the next owner, Patrick Walshe. The house is now owned by the Missionaries of Africa (White Fathers) and is maintained in good condition. Three of the original cypress trees still stand east of the house.”
– South Dublin County History

The lands at Cypress Grove House comprise approx. 2.67 hectares (6.6 acres), this includes the main house, outbuildings and a walled garden.





WALLED GARDEN

ACCOMMODATION

CHAPEL

CYPRESS GROVE HOUSE

CANTEEN

CAR PARK

PROTECTED STRUCTURES AND MATURE TREES

Cypress Grove House is listed on the record of Protected Structures (Ref: 222) in the South Dublin County Development Plan, the property is described as a three-story house and dwellings. A conservation report and arboricultural report have been commissioned both of which are available in the dedicated data room. There are several large older trees on the site, which may be important to consider during any planning application or sale for development purposes. A tree survey has been carried out and is also available in the data room.



ZONING



SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2022 - 2028:

Zoned – RES (to protect and/or improve residential amenity)

PERMITTED IN PRINCIPLE:

Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.

USE ZONING OBJECTIVES:

-  **Objective RES** To protect and/or improve residential amenity
-  **Objective OS** To preserve and provide for open space and recreational amenities
-  Record of protected structures (see written statement - appendix 3A)

EXTRACT SOUTH DUBLIN DEVELOPMENT PLAN 2022 - 2028



FEASIBILITY STUDY

The site presents as an excellent opportunity to provide a residential development. Plus Architecture have undertaken feasibility studies as summarised below:

OPTION 1

This option shows scope for 178 apartments over four additional blocks plus Cyress Grove House with a total of 87 no. one beds, 38 no. two beds, 53 no. three beds, of which 67% will be dual aspect and 26 car-parking spaces have been assumed on ground level.

OPTION 2

This option shows scope for 70 apartments with a total of 31 no. one beds, 8 no. two beds, 31 no. three beds, with 66% of the apartments to be dual aspect. The additional 25 houses are all 3 bed terraced units with a total of 76 car-parking spaces assumed on ground level for the full scheme.

OPTION 3

Demonstrates 112 units comprising 70no. apartments, 9no. 3-4 bed triplex units, 9no. 2 bed duplex units, 12no. 2 bed apartments below a further 12no. 2 bed duplex maisonette units. This option incorporates 47 carparking spaces.

OPTION 1: 178 APARTMENTS



OPTION 2: 70 APARTMENTS AND 25 HOUSES



OPTION 3: 112 UNITS



FURTHER INFORMATION

TITLE

Freehold.

METHOD OF SALE

The property is for sale by private treaty. Subject to planning deal structures will be considered from parties with a suitable track record.

SERVICES

Interested parties are advised to satisfy themselves as to the presence, adequacy and availability of all services.

VIEWINGS

Viewings are strictly by appointment and to be arranged with the sole selling agent Savills.

FURTHER INFORMATION

Further information is attainable through our dedicated data room.

BER

BER EXEMPT

CONTACTS



SELLING AGENT

Savills Ireland
33 Molesworth Street
Dublin 2

savills.ie

PSRA no. 002233

JOHN SWARBRIGG

+353 1 618 1333

+353 87 633 9189

john.swarbrigg@savills.ie

EBBA MOWAT

+353 1 618 1413

+353 83 0411 009

ebba.mowat@savills.ie

**ARTHUR
COX**

LEGAL TEAM

Arthur Cox
10 Earlsfort Terrace
Dublin 2

arthurcox.com

DEIRDRE BARRETT

+353 1 920 1100

deirdre.barrett@arthurcox.com

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.