

FOR SALE in 1 or 2 Lots.

LOT 2

LOT 1



Land & Parking at Rockfield, Dundrum, Dublin 16

Lot 1 - Land of approx. 1.32 acres

Lot 2 - 13 Parking Spaces



LOT 2

LOT 1



SALE HIGHLIGHTS

- For Sale in 1 or 2 lots
- Central location opposite Dundrum Shopping Centre and directly across from Ballally Luas Stop
- **Lot 1** - Approx. 1.32 acres of land offering unique development potential
- Zoned 'MTC' and to suit Residential, Build to Rent, Healthcare Facility, Assisted Living, Creche, Restaurant, and Car park
- Rockfield Central is located within a large catchment area
- **Lot 2** - 13 Surface Parking Spaces with secure access via electric gates
- Flexibility to lease or owner -operate parking spaces

1	Balally Luas Stop	5	Riversdale Apartments	9	Wyckham Way
2	Rockfield Central	6	Dundrum Town Centre	10	Ballawley Park
3	Overend Avenue	7	Airfield	11	M50 Motorway
4	Balally Luas Line	8	Sandyford Road	12	Ballinteer

LOCATION

The subject properties are located in Rockfield Central, directly opposite Dundrum Town Centre and 8km south of Dublin city Centre in the very popular suburb of Dundrum, Dublin 16. The properties are superbly positioned across from the Balally Luas station (Green Line) which serves Dublin City and South Dublin, linking Rockfield Central with Dublin City Centre in just 15 minutes.

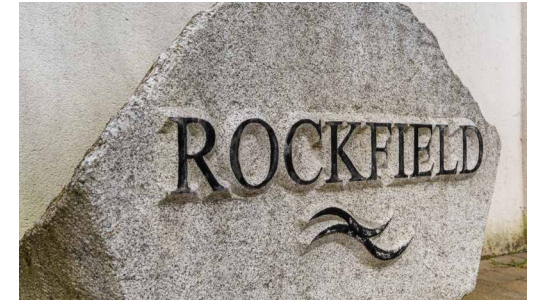
In addition to the Luas the area is well served by Dublin bus providing a number of buses which travel into Dublin City and across the capital to suburban locations.

There is direct access to the M50 Motorway which is 2km away (Junction 13) providing access to north, south and west Dublin while also providing easy access to the national motorway network. The N11 national primary road is less than a 15-minute drive away, providing direct access to Dublin City Centre, as well as being the main Dublin to Wexford route.

Rockfield Central represents one of South Dublin's most popular commercial and residential location with a number of well-known and established occupiers to include VHI, Affidea, and the HSE.

It is also located within a large catchment area with a number of residential developments including Rockfield apartments and Wyckham Point, in close proximity.

Airfield Estate, which is also located close by, is an attractive and popular destination, providing a restaurant, farm and gardens. Other nearby amenities include Dundrum Village, Leopardstown Racecourse, Fernhill House & Gardens, Marley Park, and golf clubs such as Milltown, Rathfarnham and Stackstown.



DESCRIPTION

Lot 1 – Land

The subject site extends to c.1.32 acres and is located directly opposite Balally Luas Stop (Green Line) and Rockfield Medical Centre. The site is irregular in shape and covered by a number of large mature trees and slopes down from the adjoining road. Part of the site area is a small regular and broadly level patch located to the side of Block 15 Rockfield Central which has been grassed and maintained. The River Slane runs along the rear boundary of the lands. The site benefits from extensive frontage of just over 100 metres onto Overend Avenue.

Lot 2 – 13 Car Parking Spaces

The property comprises a surface car park which extends to a site area of approx. 0.16 acres (0.06 hectares) which accommodates 13 car spaces. The parking space are located to the rear of Block 15, Rockfield Central with main access via electric gates which are located directly opposite Rockfield Medical Centre entrance.

The parking lot was developed in 2009 as part of Gannon Properties overall development of Rockfield Central and has been in use as overflow parking for the last 15 years.

Zoning

Under the Dun Laoghaire Rathdown County Council (DLRCC) Development Plan 2022-2028, the properties are zoned 'MTC' - 'To protect, provide for and/or improve major town centre facilities.' Permitted in principle include the following: - Residential, Build to Rent, Healthcare Facility, Assisted Living, Creche, Restaurant, and Car park.



LOT 1

LOT 2



Solicitor

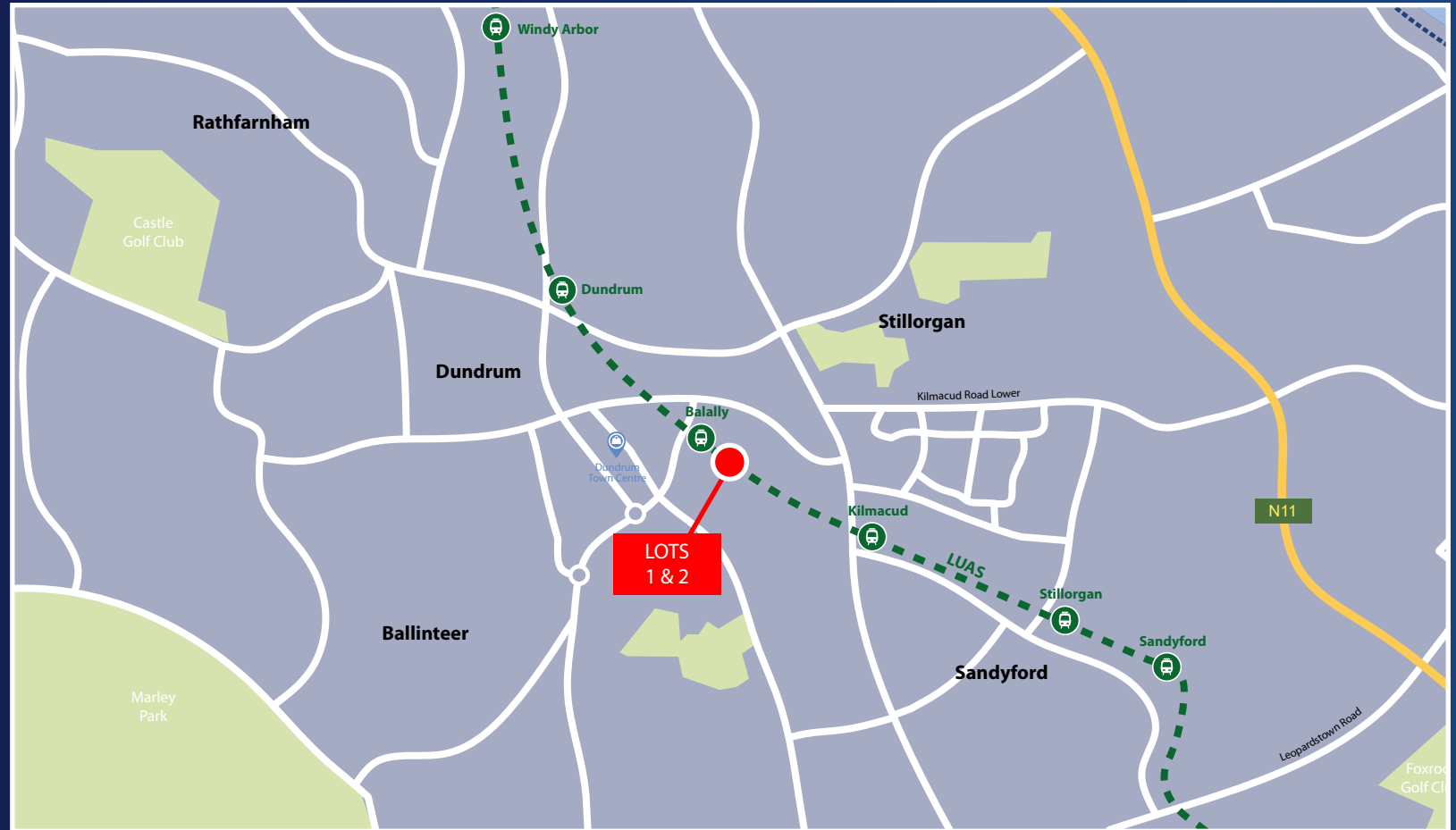
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Title

Lot 1: Long Leasehold
Lot 2: Freehold

Price

On Application



Viewing is strictly by appointment only with sole agents Finnegan Menton

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