



DOUGLAS NEWMAN GOOD  
**DNG**

## PRIME READY TO GO RESIDENTIAL DEVELOPMENT SITE

For Sale by Private Treaty

**51 (Clara House) & 52 (Montrose), Bray Road, Foxrock, Dublin 18**

**A prime residential development high profile site measuring c. 0.358 hectares (0.885 acres).**

## THE OPPORTUNITY

### OUTSTANDING RESIDENTIAL DEVELOPMENT

in this sought after and high profile location.

### CLOSE PROXIMITY TO

Foxrock, Cornelscourt, Deansgrange and Cabinteely Villages.

### EXCELLENT

selling & letting location.

### LOCATION OFFERS

excellent local services/ amenities and is close to the Cornelscourt Shopping Centre, Stillorgan Shopping Centre, South County Business Park Leopardstown, Sandyford Industrial Park and Carrickmines Retail Park.

### UNDER PLANNING PERMISSION

D19A/0006  
(Case reference: PL06D.304979)  
which allows for the development of 45 apartments and 41 car parking spaces.

### POTENTIAL TO

extend development in the future (subject to future acquisitions).

### ADJOINS

existing mature residential developments.

### EXCELLENT TRANSPORT CONNECTIONS

including the N11/M50, Bus corridor and LUAS green line c. 20 minutes' walk.



## DEVELOPMENT SUMMARY

### 1

Planning allows for a residential development on the subject site which is bounded by Bray Road Foxrock (Frontage) and Kill Lane to the North.

### 2

The proposed new development allows for the demolition of the two existing dwellings, the construction of two number apartment blocks (Blocks 1 and 2) linked at ground floor level via a glazed atrium, providing 45 number apartment units. Block 1 fronting Bray Road (N11) and Kill Lane is part three-storey, part four-storey and part five-storey providing 30 number apartments over basement level accommodating 41 number car parking spaces, bicycle parking etc. Block 2 is part three-storey and part five-storey fronting Kill Lane providing 15 number apartments. Vehicular access, basement entrance/egress to the proposed development at Kill Lane Foxrock, Dublin 18.

### 3

Scheme designed by renowned DMOD Architectural practice.

## THE DEVELOPMENT

Under the grant of planning D19A/0006 (Case reference: PL06D.304979) the proposed development will be accessed from the Kill Lane via vehicular access. The total site area measures approximately c. 0.358 hectares (0.885 acres). The subject site is zoned Objective A 'to protect and-or improve residential amenity' in accordance with the Dun Laoghaire Rathdown County Development Plan 2016-2022.



## LOCATION

This residential site is superbly positioned fronting onto the Bray Road, Foxrock, close to both Foxrock, Deansgrange and Cabinteely Villages. The location provides a host of amenities which include schools, shops, churches, bars and a pharmacy all located within walking distance of the development. The site is in very close proximity to Dunne's Stores Cornelscourt, and a number of commercial and retail parks. The scheme is also very well located to centres of FDI employment including Sandyford, Beacon South Quarter, Vantage, South County Business Park and the ever developing Cherrywood. Foxrock Village and the environs has a number of restaurants and cafes, in which to choose from. Excellent leisure facilities can be found close by including Cabinteely Park. The area is in close proximity to a number of sporting clubs including Rugby, GAA, soccer clubs and Foxrock Golf club.

Local large scale employers include Microsoft Ireland, Vodafone Ireland, Mastercard Ireland, Bank of America Merrill Lynch, ICON, Fanin, Leaseplan, Ulster Bank, SSE Airtricity, Baxter Health care, ESB Networks, and DCC.

## TRANSPORT

The Bray Road, Foxrock is conveniently serviced by Dublin Bus routes 46a, 75, 75a, 84x 143, 144 155 & 702 . The N11/M50 intersection at the Leopardstown Road is 3.1km from the site. O'Connell Street in Dublin city centre is only 11.5km.



# LOCATION OVERVIEW



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University College Dublin  
Blackrock College  
Loretto College, Foxrock
- 

Donnybrook  
Sandymount Village  
Stillorgan Village  
The Grange Development  
Kelston
- 

St Vincents Hospital  
Blackrock Clinic
- 

Leopardstown Road  
To Sandyford Business District & Luas  
Kill Lane to Deansgrange & Dun Laoghaire
- 

Aviva Stadium  
Foxrock Golf Club

## DESCRIPTION

The subject site provides an exceptional opportunity to develop a high quality mixed-use development in a highly accessible high profile location. The new scheme will be well positioned to capitalise on the revitalisation of the area by developing a key residential scheme capable of providing a significant level of residential accommodation.

## DEVELOPMENT SCHEDULE

### 1 BEDROOM APARTMENTS

<b>17</b>	Units
<b>55.2 sq.m</b>	Average Size (sq.m)
<b>594 sq.ft</b>	Average Size (sq.ft)

### 2 BEDROOM APARTMENTS

<b>25</b>	Units
<b>83.6 sq.m</b>	Average Size (sq.m)
<b>900 sq.ft</b>	Average Size (sq.ft)

### 3 BEDROOM APARTMENTS

<b>3</b>	Units
<b>105.1 sq.m</b>	Average Size (sq.m)
<b>1,131 sq.ft</b>	Average Size (sq.ft)

**TOTAL  
45  
UNITS**

## DEVELOPMENT SITE PLAN (SAMPLE FLOOR PLAN)



Map for illustrative purposes only: not to scale.

## FURTHER INFORMATION & CONTACT DETAILS

### SELLING AGENT

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### BER



Ber number available from selling agent.

### TENURE

Freehold

### SERVICES

We understand all public services are available to the property.

### VIEWING

Strictly by prior appointment with the sole selling agent DNG Advisory.

### GUIDE PRICE

€4,500,000

### Disclaimer

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