



FERNDALE HOUSE

FERNDALE ROAD, RATHMICHAEL, CO. DUBLIN



6.16 ACRES SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P)

FOR SALE BY PRIVATE TREATY



LOCATION

The subject property is located in Rathmichael, an affluent suburb of South County Dublin. The area is characterised by low-density dwellings, large gardens and a mature landscape set at the foothills of the Dublin/Wicklow Mountains.

This prime residential site is located off Ferndale Road, a short distance from the picturesque village of Shankill, the village boasts several amenities such as art galleries, bookshops, and schools as well as numerous other attractions. The village is approx. 13km from Dublin City Centre with Shankill Dart Station being located approx. 2.5km away from the subject site as well as the Green Luas Line terminating in the nearby Cherrywood, these along with the 145 & 7b bus routes all provide transport in and around the city.

This unique location offers the best of city and country living with the bustle of the city only being a short distance away yet benefiting from the tranquillity of the countryside.

EXECUTIVE SUMMARY



Superb residential development opportunity located one of South Dublin's **MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS.**



Existing House along with Approx. **2.49 HA (6.16 AC)**



The site is located in an area that is **ZONED OBJECTIVE A1**, which is *"To provide for new residential communities and Sustainable Neighbourhood Infrastructure."*



Opportunity to deliver a truly contemporary designed scheme that will offer the **HIGHEST LEVEL OF RESIDENTIAL LIVING** in the beautiful landscape of Rathmichael.



HIGHLY ACCESSIBLE LOCATION approx. 3.5 km from Junction 5 on the M11 and approx. 3.5 km from Junction 5 on M50

THE PROPERTY

Protected Structure

Ferndale is listed on the Dun Laoghaire / Rathdown record of protected structures under appendix 4 (RPS No. 1835) The house provides an important historic relevance to the local area.

Description

The subject site is situated on approx. 2.49 hectares (6.16 Acres), the site is of irregular shape and fronts onto both Ferndale Road and Hillfield Road, of mostly flat topography with mature trees along a defined boundary line. A number of trees along the boundary line are protected, this is shown in the zoning map below.

A former orchard is located to the east of the house and a yard is located at the back of the house with associated stables, a paddock is located to the south of the house which is currently being grazed by horses. The property will be sold with the benefit of vacant possession.

HISTORY OF FERNDALE HOUSE

Ferndale House was originally known as Shanganagh Cottage, and it is thought to have been built in ca. 1820. The Domvile family, from Santry Court on the North side of Dublin, were propriety landlords for the district since the 17th Century, including the lands at Ferndale. By 1867 a family called 'Dix' began a long lease on the property. One of the members of the Dix family was 'Leopold Lancaster McClintock Dix', who is credited with arranging the music score in 1919 for the popular Irish Hymn 'BE THOU MY VISION', in the drawing room at Ferndale House. The last of the Dix family to live at Ferndale House was Mrs. Nellie Leigh, who died in 1964.

Ferndale House was bought in July 1964 by Mr and Mrs John and Elizabeth Gordon. Whom immediately retained a Dublin Architectural firm to enlarge the house, their brief was to make good the house, sensitively modernise it while maintaining its old-

world charm. In April 1965 the Gordons acquired the freehold of the lands at Ferndale from Claud Domvile, thus ending nearly Three Centuries' of Domvile association with Ferndale. In 1978 the back field was acquired to secure the boundary and further enhance the privacy of the house and grounds. Elizabeth Gordon designed 'The Gordon Stained Glass Window' by the baptismal font at Rathmichael Parish Church, which was installed in 1993. Her passing brings to an end six decades of the Gordon's involvement with Ferndale House. The forthcoming sale will mark nearly sixty years since it was offered on the open market. Its future may be very different, and the new owners will, we hope, get a sense of its interesting social history and quiet peaceful grounds which have nourished and inspired many lives for over two centuries.

NB: Full History available from the Savills Data Room



ZONING

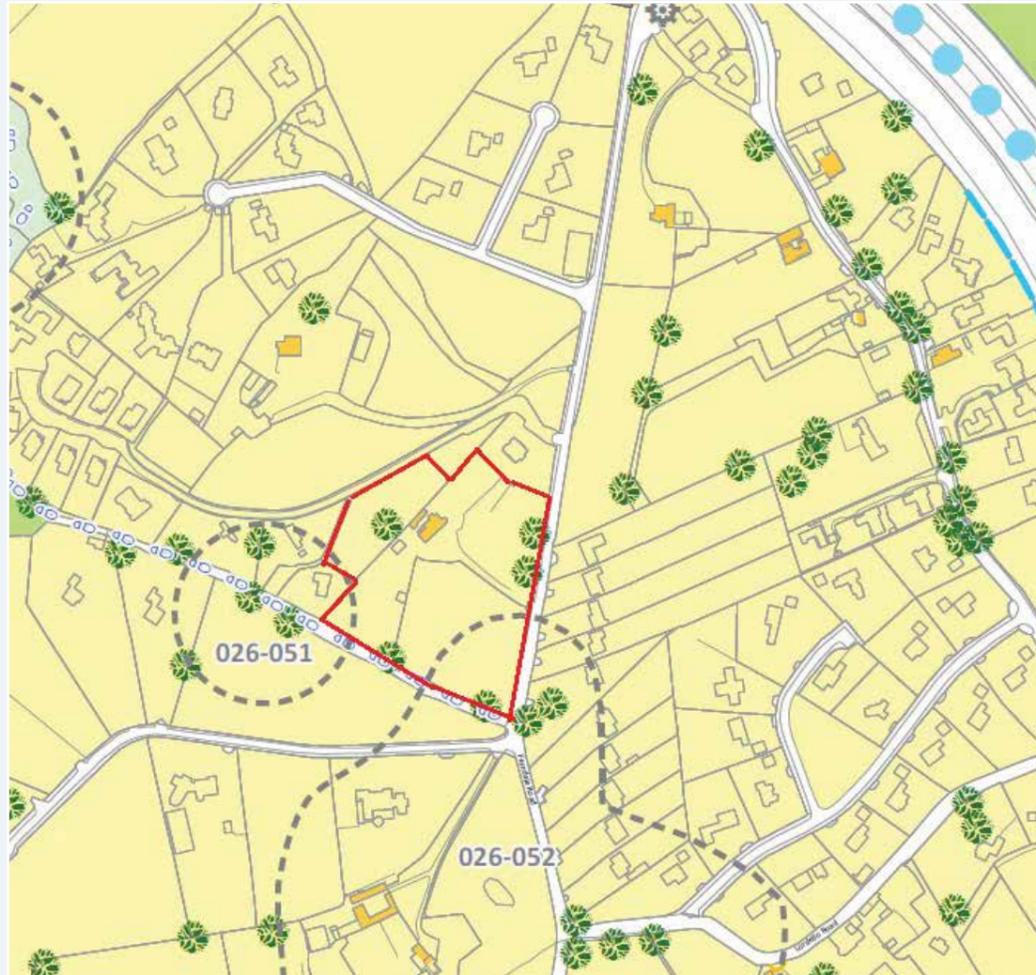
Under the Dún Laoghaire Rathdown Local Area Development Plan 2022-2028 the subject site is zoned "Objective A1" - A To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.

Permitted in Principle:

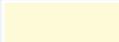
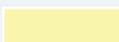
Assisted Living Accommodation, Open Space, Public Services, **Residential**, Residential Institution.

Uses for Consideration:

Carpark, Community Facility, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Guest House, Health Centre / Healthcare Facility, Hotel/Motel, Restaurant, Shop Neighbourhood, Veterinary Surgery.



Land Use Zonings

	Objective A	To provide residential development and improve residential amenity while protecting the existing residential amenities.
	Objective A1	To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.
	Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity



UNIT MIX

	18 No. - House Type A1 4 Bedroom (2 Storey)	132 sqm
	07 No. - House Type A2 4 Bedroom (2 Storey)	144 sqm
	07 No. - House Type A3 4 Bedroom (2 Storey)	158 sqm
	12 No. - House Type A4 3 Bedroom (2 Storey)	104 sqm
	02 No. - House Type A5 5 Bedroom (2 Storey)	198sqm
	03 No. - House Type A6 4 Bedroom (2 Storey)	158 sqm

Total Units **49 units**

-  - **Ferndale House**
4 Apartments (subject to survey)
-  - **Apartment Building**
14 Apartments



SUGGESTED HOUSE TYPES



Front Elevation



First Floor Plan

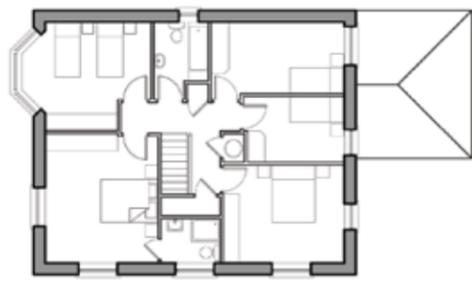


Ground Floor Plan

House Type A4 - 104 sqm



Front Elevation



First Floor Plan



Ground Floor Plan

House Type A5 - 198 sqm



Front Elevation



First Floor Plan



Ground Floor Plan

House Type A6 - 158 sqm



Front Elevation



First Floor Plan

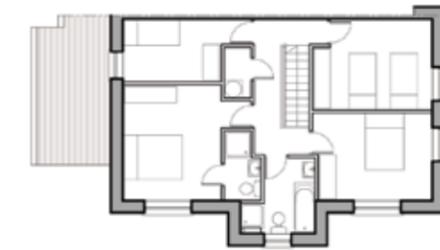


Ground Floor Plan

House Type A1 - 132 sqm



Front Elevation



First Floor Plan



Ground Floor Plan

House Type A2 - 144 sqm



Front Elevation



First Floor Plan



Ground Floor Plan

House Type A3 - 158 sqm



DATA ROOM

For access to the Data room, please contact the sole agents.

METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

TITLE

It is understood that the property is held in freehold.

BER RATING

BER Exempt

SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

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