

FOR SALE BY PRIVATE TREATY

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# COOLHAVEN

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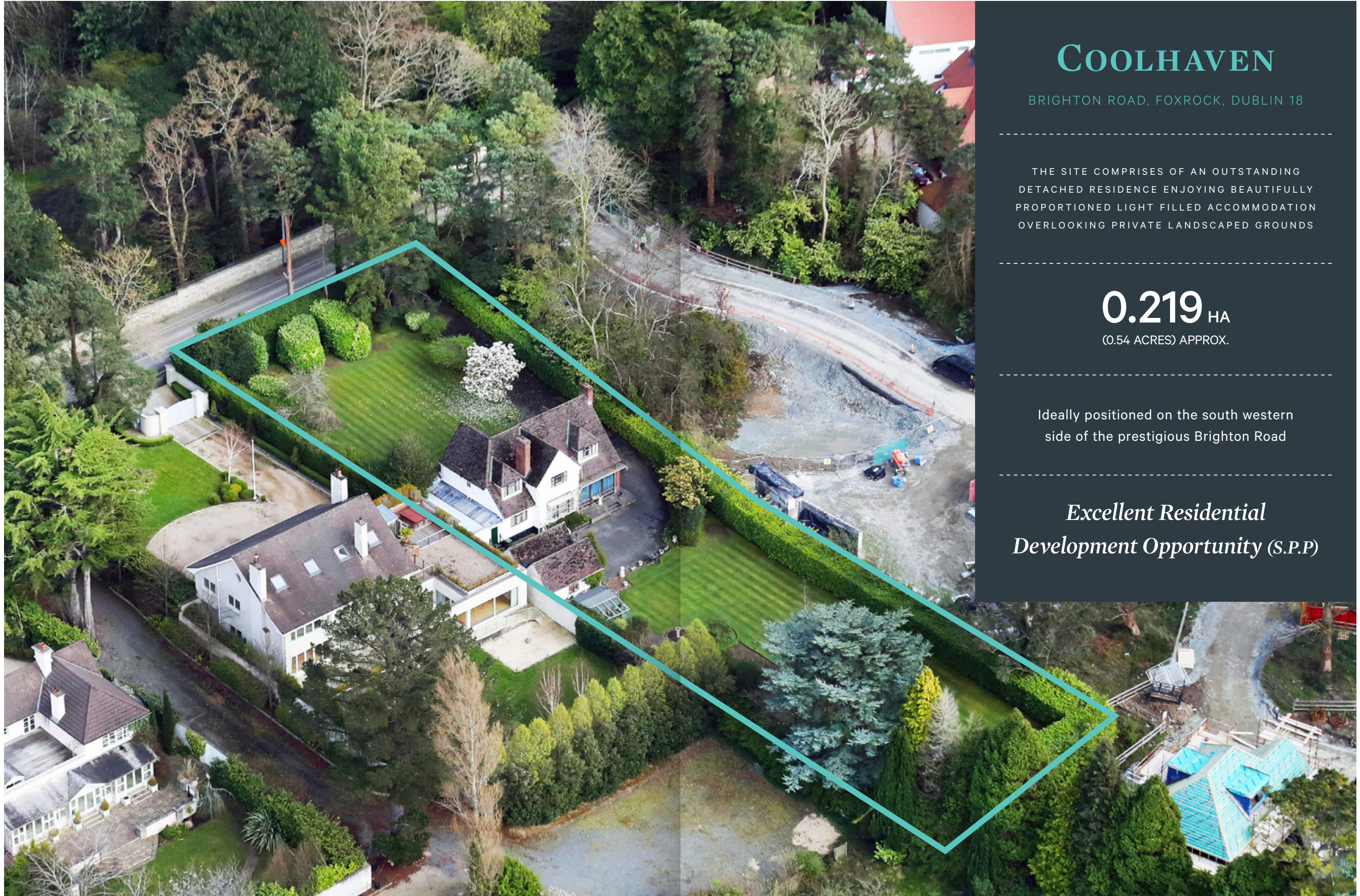
BRIGHTON ROAD, FOXROCK, DUBLIN 18

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The Savills logo consists of a solid yellow square. Inside the square, the word "savills" is written in a lowercase, red, sans-serif font.

savills





# COOLHAVEN

BRIGHTON ROAD, FOXROCK, DUBLIN 18

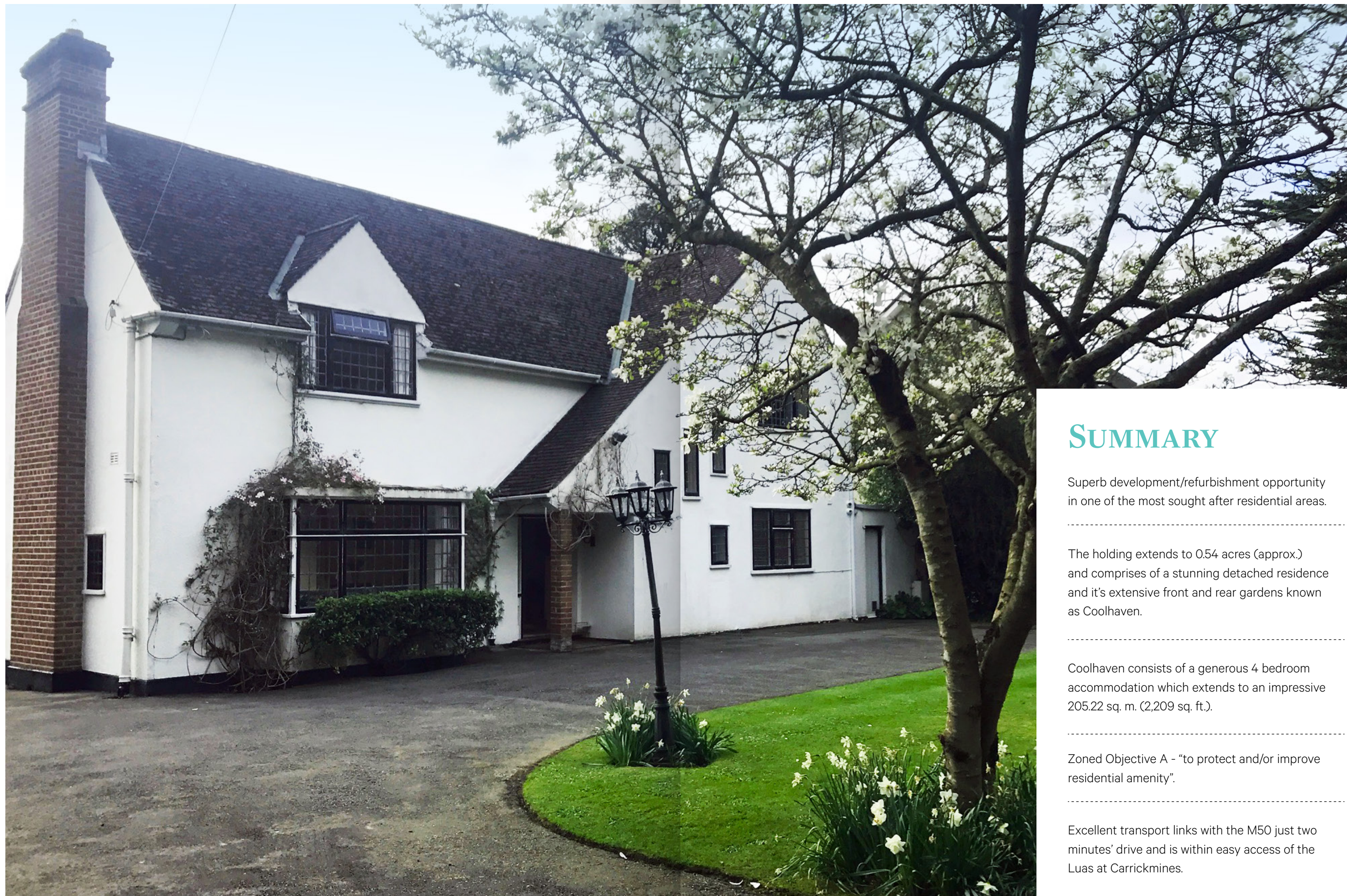
THE SITE COMPRISES OF AN OUTSTANDING  
DETACHED RESIDENCE ENJOYING BEAUTIFULLY  
PROPORTIONED LIGHT FILLED ACCOMMODATION  
OVERLOOKING PRIVATE LANDSCAPED GROUNDS

**0.219** HA  
(0.54 ACRES) APPROX.

Ideally positioned on the south western  
side of the prestigious Brighton Road

*Excellent Residential  
Development Opportunity (S.P.P)*





## SUMMARY

Superb development/refurbishment opportunity in one of the most sought after residential areas.

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The holding extends to 0.54 acres (approx.) and comprises of a stunning detached residence and it's extensive front and rear gardens known as Coolhaven.

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Coolhaven consists of a generous 4 bedroom accommodation which extends to an impressive 205.22 sq. m. (2,209 sq. ft.).

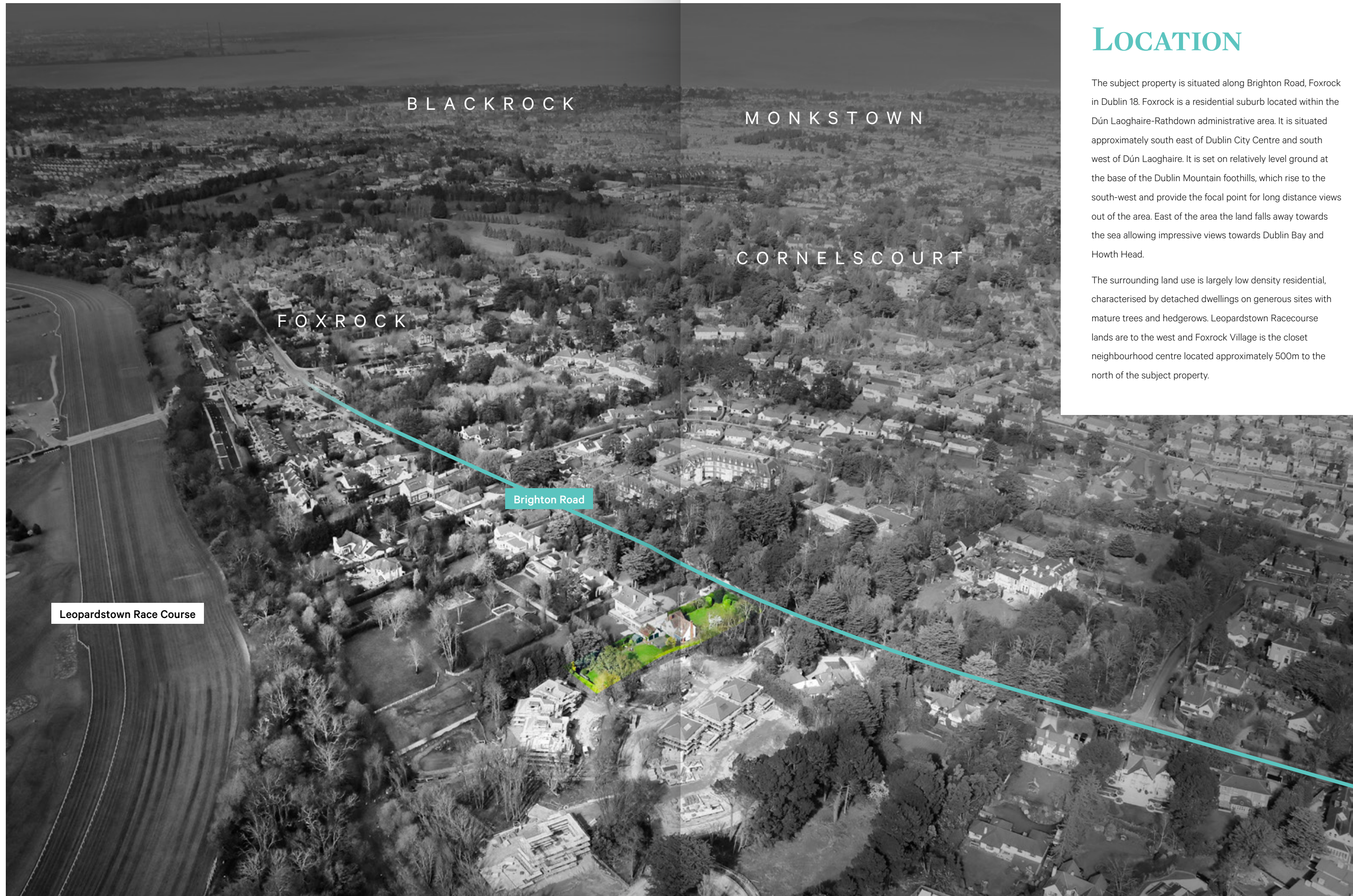
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Zoned Objective A - "to protect and/or improve residential amenity".

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Excellent transport links with the M50 just two minutes' drive and is within easy access of the Luas at Carrickmines.





## LOCATION

The subject property is situated along Brighton Road, Foxrock in Dublin 18. Foxrock is a residential suburb located within the Dún Laoghaire-Rathdown administrative area. It is situated approximately south east of Dublin City Centre and south west of Dún Laoghaire. It is set on relatively level ground at the base of the Dublin Mountain foothills, which rise to the south-west and provide the focal point for long distance views out of the area. East of the area the land falls away towards the sea allowing impressive views towards Dublin Bay and Howth Head.

The surrounding land use is largely low density residential, characterised by detached dwellings on generous sites with mature trees and hedgerows. Leopardstown Racecourse lands are to the west and Foxrock Village is the closet neighbourhood centre located approximately 500m to the north of the subject property.





# DESCRIPTION

The subject site has an area of approx. 0.219 ha (0.54 acres) and located on the south side of Brighton Road, 500 metres south of Foxrock village. The rectangular shaped site has a frontage of 29 metres to Brighton Road and depth of approximately 94.3 metres. The natural ground level falls from the western boundary of the site which fronts onto Brighton Road to the eastern boundary.

The site comprises Coolhaven dwelling and its extensive gardens. Coolhaven is a charming two storey 4 bedroom house of approx. 205.22 sq. m. (2,209 sq. ft.). It is well proportioned dwelling with a large

dual aspect living room and separate dining room on the ground floor, along with a kitchen/breakfast room and a bedroom/office to the front. The first floor includes a spacious master bedroom as well as two further bedrooms and a family bathroom with separate WC.

There is a garage and glass house on the site as well. The site boundaries are well defined and comprise of well-maintained hedgerows and trees.





Kitchen



Living Room



# TOWN PLANNING

## ZONING

The subject site is zoned 'A' - Residential under the Dun Laoghaire Rathdown County Development Plan 2016-2022 which objective is 'to protect and/or improve residential amenity'.

It is an ideal opportunity to benefit from the present undersupply of good housing stock with high, medium or low density permissible under the zoning on the site.

Some of the uses permitted in principle under zoning objective A are: Open Space, Public Services, Residential, Residential Institution and Retirement Home.

## DEVELOPMENT OPPORTUNITY

This opportunity is attractive to both owner occupiers seeking a charming dwelling on a generous plot in one of Dublin's most sought after residential address and residential developers pursuing an opportunity to create a high end residential scheme within established residential locations in Dublin 18 together with the strong demand for residential dwellings in the upper end of the market.

The subject property would ideally contain a residential scheme of low - medium density. Doyle + Partners Architects are of the view that there are a number of potential options available for the development of the subject property. Some examples of this would be. Option 1 consists of a 3 x 3 storey apartment development comprising of 18 no. apartment units. Option 2 consists of 2 high end detached dwellings; however each option is subject to planning permission approval.



Option 1; Outline Schematic (SPP) & For Discussion Purpose Only



Option 2; Outline Schematic (SPP) & For Discussion Purpose Only



Zoning Map (Approximate Outline for identification purposes only)





## FURTHER INFORMATION

### BER DETAILS



BER No.: 109687392

### TITLE

We are advised that the property is held freehold.  
Full details on title can be made available by the  
vendor's solicitors.

### SERVICES

Interested parties are required to satisfy  
themselves in relation to the availability of and  
adequacy of services.

### VIEWINGS

Viewings are to be arranged strictly by  
appointment through Savills.

### ARCHITECT

Doyle + Partners  
5 Dame Lane  
Dublin 2  
[www.doyleandpartners.ie](http://www.doyleandpartners.ie)

Philip Doyle  
+353 (0) 1 539 4775  
[philip@doyleandpartners.ie](mailto:philip@doyleandpartners.ie)

### SOLICITOR

Gartlan Furey Solicitors  
20 Fitzwilliam Square, Dublin 2  
+353 (0) 1 799 8000  
[www.gartlanfurey.ie](http://www.gartlanfurey.ie)

Juliana Mullin  
+353 (0) 1 799 8064  
[juliana.mullin@gartlanfurey.ie](mailto:juliana.mullin@gartlanfurey.ie)

### CONTACT



Savills Ireland  
33 Molesworth Street,  
Dublin D02 CP04  
[www.savills.ie](http://www.savills.ie)

Jill Horan  
Associate, Development Agency & Consultancy  
+353 (0) 1 618 1350  
[jill.horan@savills.ie](mailto:jill.horan@savills.ie)

Mark Reynolds  
Director, Development Agency & Consultancy  
+353 (0) 1 618 1300  
[mark.reynolds@savills.ie](mailto:mark.reynolds@savills.ie)

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