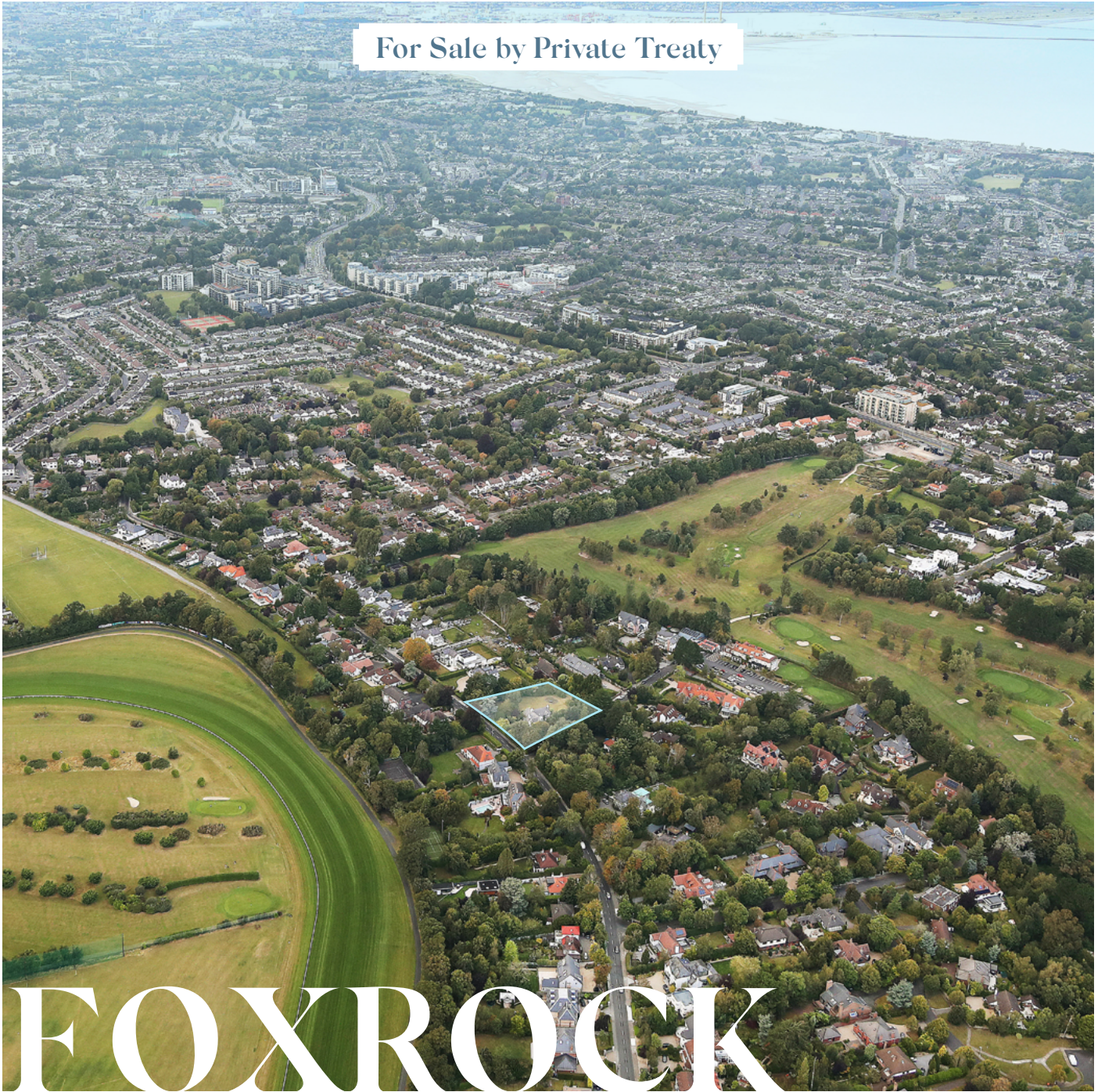


For Sale by Private Treaty



FOXROCK VILLA

Exciting Residential Development Opportunity

**Full Planning Permission for 4 large residential units
with adjacent 5-bedroom house**

Approx. 0.38 Ha (0.93 Ac)

BER D2



**Torquay Road,
Foxrock,
Dublin 18**

Summary of Development Opportunity



Significant development opportunity located in Foxrock, Dublin 18



Full planning permission for the construction of four detached 5-bedroom houses



Zoned objective A – 'To provide residential development and improve residential amenity'



The site is available for sale in three lots: "Lot 1" The Development site; "Lot 2", the Existing Foxrock Villa; and "Lot 3", the entire, both development site and the existing house (Foxrock Villa)



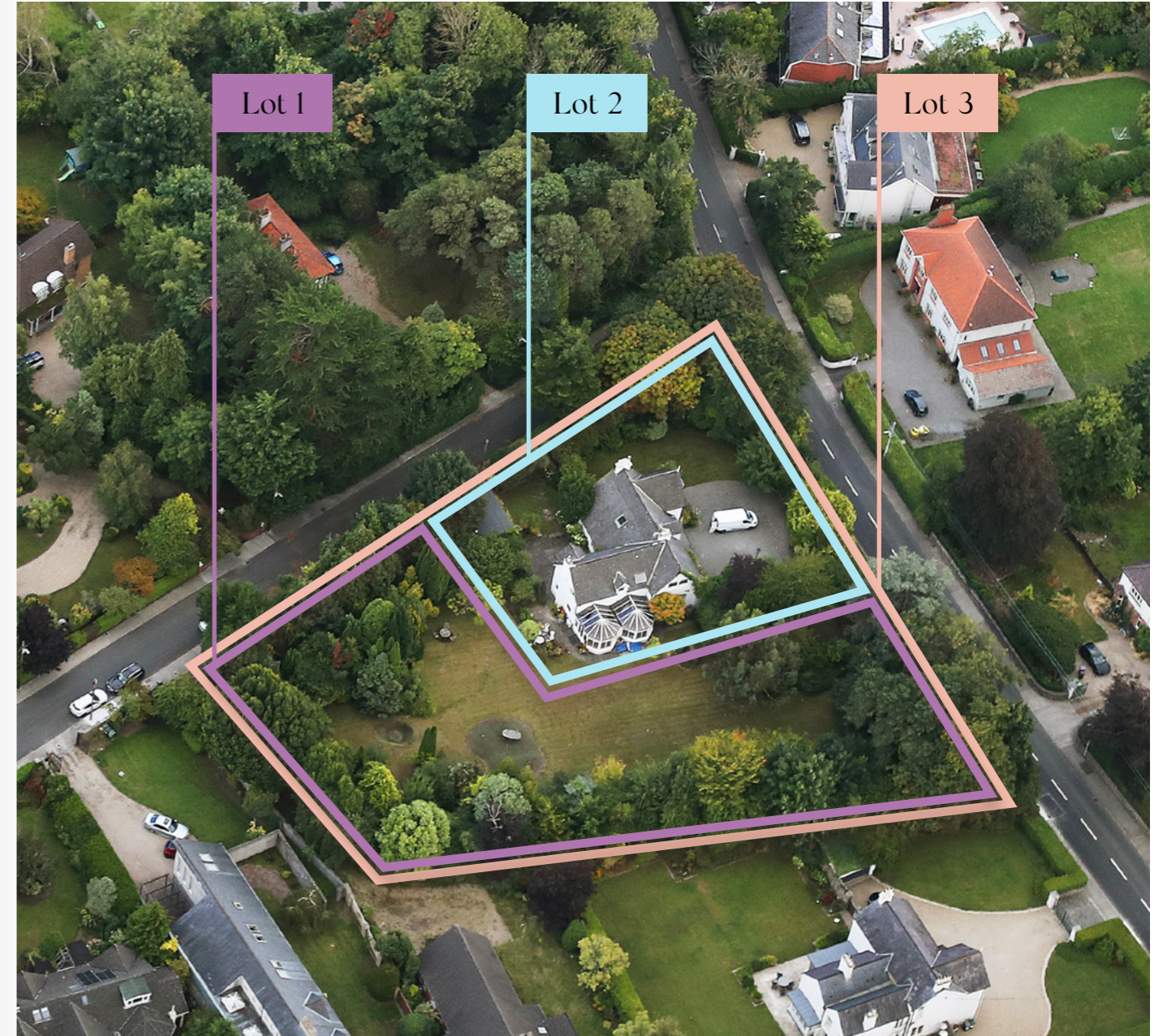
Highly accessible location from a public transport perspective, and also benefits from close proximity to the city centre



The subject property is located on Torquay Road, within Foxrock Village, specifically located at the junction of Torquay Road and Golf Lane



Existing 5-bedroom house extending to 335 sq m (3,606 sq ft)



Location

Foxrock Villa occupies a prominent location at the junction of Torquay Road and Golf Lane in one of Dublin's most sought-after and prestigious addresses.

The site is located adjacent to the N11, approximately 10km from Dublin City Centre and approximately 3km from the M50 motorway affording easy access to Dublin Airport and the Irish road network. Dublin bus services the locality with several quality bus routes including the 145, 155, 46A all travelling along the N11 QBC as well as the 114, S8 and 63A which stop approximately 500m from the site. The LUAS at Sandyford also provides convenient transport links to Dublin City Centre.

The property benefits from walking distance to Foxrock Village offering ample amenities, namely a variety of restaurants, boutiques, and specialist shops. Cornelscourt, Stillorgan, and Dundrum Shopping Centres are located less than 5km from the site, along with Blackrock and Cabinteely Villages being within easy reach.

Foxrock Village and the surrounding areas provide residents with a range of recreational facilities, including Foxrock Golf Club, Leopardstown Racecourse, Carrickmines Lawn Tennis Club, Dun Laoghaire Harbour and Cabinteely Park. An abundance of schools, both primary and secondary, as well as University College Dublin are all within close proximity.

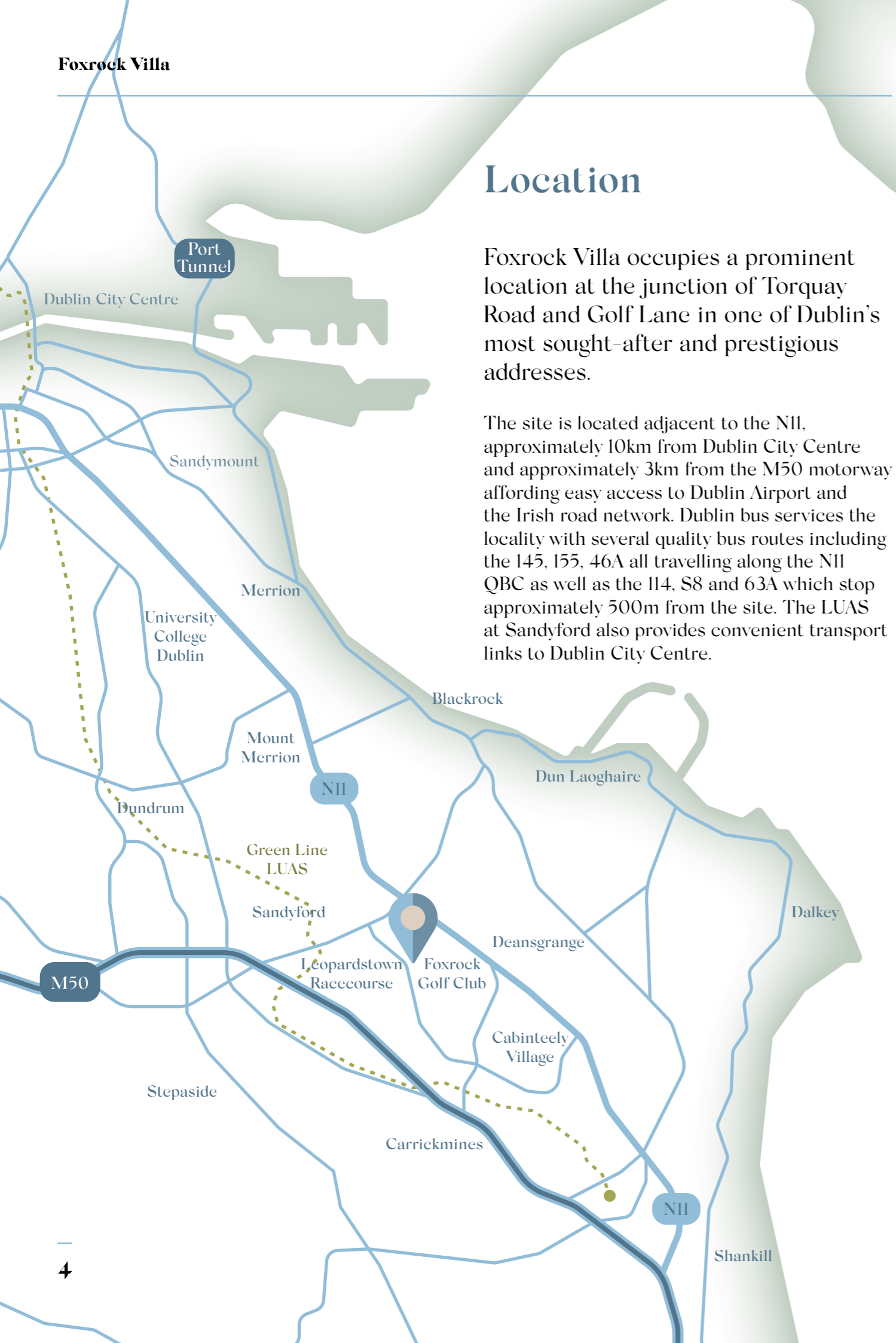
The Property

The entire landholding is for sale in three lots, Lot 1 'the development site', Lot 2 'the existing house' (Foxrock Villa) and Lot 3 the sale of the entire.

The entire landholding at Foxrock Villa extends to approx. 0.38 Ha (0.93Ac). The development site forms part of the existing Foxrock Villa, which presents an unrivalled opportunity to acquire an outstanding family home of style and distinction on Torquay Road, as well as a ready-to-go development site with full planning permission for 4 no. large detached 5-bedroom houses, providing a "unique" development opportunity for a high-specification boutique style residential development in the heart of Foxrock.

The subject site is irregular in shape and comprises an existing 5 bedroom house with a concrete slab, plastered walls, UPVC double-glazed windows and a pitched roof. Internally, the house has a modern finish with an extension to the rear, including an additional conservatory off the kitchen.

The development site is currently in use as a mature garden for the existing house with generally flat topography. The site has a border of mature trees and hedging around the perimeter with vehicular onto Torquay Road.



The Development Site

Under the Dun Laoghaire Rathdown County Development Plan 2022-2028, the lands are zoned 'Objective A' – To provide residential development and improve residential amenity while protecting the existing residential amenities.

Permitted Scheme

The planning permission was granted on the 6th June 2023 (Ref: D22A/0555) for the construction of four detached 5-Bedroom to the side and rear of the existing Foxrock Villa. The granted planning permission includes all associated site works and the relocation of the existing Foxrock Villa vehicular access.

Amendments were made to the existing planning permission, which made provision for a new vehicular access from Torquay Road servicing the existing house. An additional access will also be provided to facilitate the two new houses to be constructed, also from Torquay Road (Ref: D23A/0823).

The two proposed houses to the south of Foxrock Villa will be accessed from the new vehicular access off Golf Lane and the two proposed houses to the side of Foxrock Villa will be accessed from Torquay Road. The existing Foxrock Villa will be accessed from a new vehicular access off Torquay Road.

House No.	Unit Type	Size (Sqft)
House No. 1	5-Bedroom Detached	2,370
House No. 2	5-Bedroom Detached	2,370
House No. 3	5-Bedroom Detached	2,626
House No. 4	5-Bedroom Detached	2,626

Site plan



Not to Scale - For Identification Purposes Only

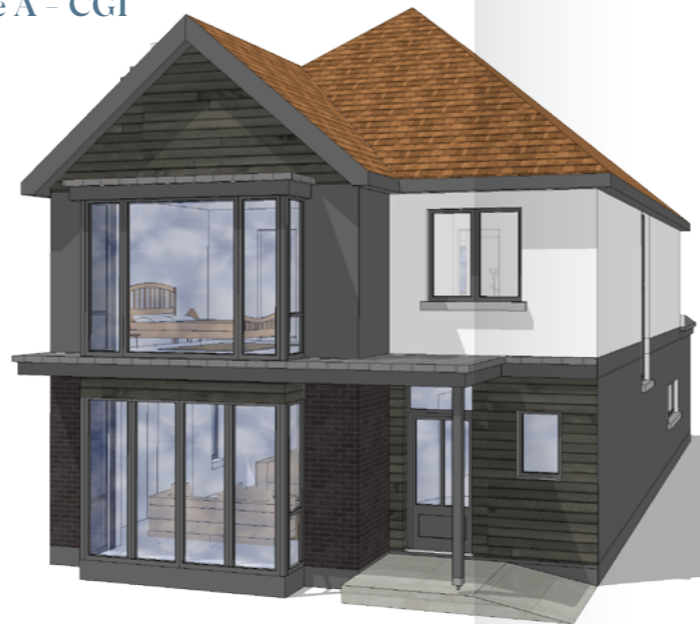
House type A - Floor plan



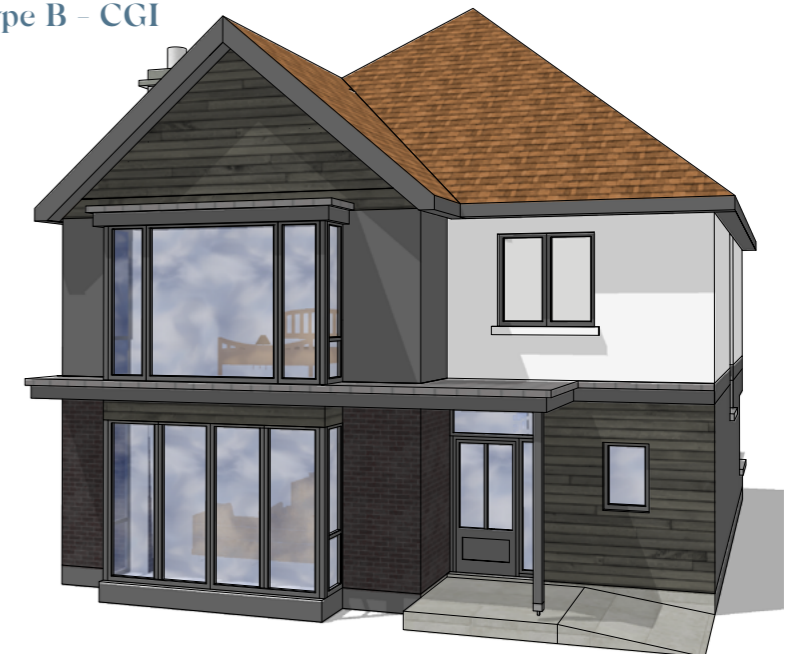
House type B - Floor plan



House type A - CGI



House type B - CGI



Existing House

The existing house is a beautifully presented 5-bedroom detached home with a modern finish; having been extended and previously renovated, the home measures approximately 335 sq m (3,606 sq ft) laid out over two floors with mature landscaped gardens.

The ground floor features a charming porch leading to an entrance hall with original parquet flooring. This opens to a spacious dining room with an original fireplace and a large bedroom with a bay window and ensuite bathroom. Also on this level is a large formal sitting room with an open fireplace. To the side and rear, there is a generous kitchen/breakfast room with custom-made cabinetry and terracotta tile floors, a utility room, and a spacious conservatory.

The first floor comprises four additional double bedrooms, including a master with an ensuite and a single room/office.

Ground floor



Not to Scale - For Identification Purposes Only

First floor



Further Information

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



Services

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

Sales Agent



33 Molesworth Street
Dublin 2

PSRA: 002233 | savills.ie

John Swarbrigg

Director
Development, Agency
& Consultancy
(01) 618 1333
john.swarbrigg@savills.ie

Karl Lynch

Associate Director
Development, Agency
& Consultancy
(01) 618 1778
karl.Lynch@savills.ie

Rose Lyle

Associate Director
Residential and
Country Agency
(01) 663 4376
rose.lyle@savills.ie

Solicitor

GARTLAN FUREY LLP

Susan Fenton

Gartlan Furey LLP
susan.fenton@gartlanfurey.ie
(01) 799 8090

PROPERTY MISREPRESENTATION ACT

The Vendors/Lessors and their Agents give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor Savills UK nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor Savills UK nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction.

Designed and produced by Savills plc.