

FOR SALE BY PRIVATE TREATY

Development Site at
**Kilternan Country Market, Enniskerry Road,
Kilternan, Dublin 18**

Prime South Dublin Development Opportunity (S.P.P)
Extends to c. 1 acre (c. 0.4 hectares)





EXECUTIVE SUMMARY:

- Prime Residential Development Opportunity (S.P.P.)
- Located at the foothills of the Dublin Mountains on Enniskerry Road
- Feasibility study carried out by HJ Lyons Architects showing a residential scheme of 17 units comprising a mix of houses, duplex and apartment units
- Excellent local amenities in the nearby villages of Stepaside c. 2km and Enniskerry Village c. 5.5km
- Easy access to the City Centre and beyond via M50 Motorway (J15) and N11 Dual Carriageway
- Well served by public transport with Carrickmines Luas Park & Ride located c. 3km away



ENNISKERRY VILLAGE



OUR LADY OF THE WAYSIDE CHURCH



JOHNNY FOX'S PUB



CARRICKMINES LUAS STOP

LOCATION:

The property is situated on Enniskerry Road, close to its junction with Glenamuck Road in the highly desirable south suburb of Kilternan, while also close to adjoining neighbourhoods of Enniskerry, Stepside, Carrickmines and Dundrum. The property is ideally positioned at the foothills of the Dublin Mountains, c. 17km South of Dublin City Centre and c. 2km South of the M50 Motorway. The surrounding area is an established and much sought-after residential location offering a variety of amenities in the nearby villages of Enniskerry and Stepside. Carrickmines Retail Park and Dundrum Shopping Centre are both located nearby.

Kilternan and the surrounding area have seen a number of residential developments completed in recent years underlying a proven track record of attracting many homeowners due to its close proximity to local amenities and access to public transport.

The area offers an excellent choice of primary and secondary schools while also surrounded by superb sports and recreational facilities including Stepside and Carrickmines Golf Clubs, DLSP and Old Wesley Rugby Clubs, and Fernhill Park & Gardens.

While Kilternan enjoys a semi rural feel, the area is highly accessible by all public transport links with Dublin buses No's. 44 and 118 connecting Kilternan directly into the City Centre. Carrickmines Luas is only a 5-minute drive providing an excellent Park & Ride facility. The M50 Motorway (Junction 15) and the N11 can be easily accessed providing direct access to the City Centre and beyond with drive times of approximately 30 minutes to Dublin City Centre and 35 minutes to Dublin Airport.

The proposed delivery of the Glenamuck District Distributor Road which is due for completion in 2024 will further increase the accessibility of the property and public transport links.



TOWN PLANNING:

The subject lands are zoned Objective A "To provide residential development and improve residential amenity while protecting the existing residential amenities" under the Dun Laoghaire Development Plan 2022-2028.

The zoning allows for medium residential density of between 2-4 storeys under the Kiltarnan/Glenamuck Local Area Plan 2013 which is now extended until September 2023.

FEASIBILITY APPRAISAL :

The property provides an excellent opportunity subject to planning to deliver a medium-scale housing development in a highly accessible and sought-after suburban location. Henry J Lyons Architects have produced a feasibility study for the site which highlights the potential for a mix of traditional 4-bed houses, 3-bed duplex units and 2-bed apartments.

Proposed Schedule of Accommodation:

Unit Type	Number of Units	Size (sq.m.)
4 Bed House	5	183.0
3 Bed Duplex	6	119.4
2 Bed Apartment	6	77.1

A copy of the feasibility study is available on request.

PRIME SOUTH DUBLIN DEVELOPMENT OPPORTUNITY

The subject lands extend to approx. 1 acre (c. 0.4 hectares), are regular in shape and level in topography and benefits from approx. 40 metres of road frontage with access directly from Enniskerry Road. There is an existing single-storey property extending to c. 1,775 sq. ft. which was occupied by Kiltiernan Country Market for over 50 years.

The lands are situated in a predominately residential area, with Rockville located to the North and a number of new developments underway in the immediate vicinity. Farmer Browns Pub and Restaurant is located approx. 50m from the property.

The site is perfectly situated to provide an opportunity for a medium-density residential scheme of houses and duplex / apartment units within a sought-after rural setting surrounded by superb local amenities.

Vacant possession is available to the entire.



SERVICES

We understand that all services are available to the property. However, interested parties are advised to satisfy themselves as to the presence, adequacy and availability of all services.

SOLICITOR

Mr Liam Lysaght,
Lysaght & Co. Solicitors,
9 St. Brigid's Street,
Clondalkin,
Dublin 22.
Ph 01 235 1392

METHOD OF SALE

For Sale by Private Treaty.

TITLE

We understand the title is held Freehold.



EIRCODE: D18 PK09



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