



FOR SALE

“Ready-to-go” Development Site with F.P.P for Four x 4 Bedroom Houses

Site at Former Parochial House, Nutgrove Avenue, Rathfarnham, Dublin 14 D14C7P6

dng.ie

DONALD NEWMAN GOOD

DNG

NEW HOMES

- Superbly located site with full planning permission for four No. 4 bedroom terraced houses.
- Site extends to c. 0.1 Ha/ 0.25 acres.
- Planning references: DLRDCC Planning Ref. D20A/0150 and An Bord Pleanála Reg. Ref. ABP - 307470 – 20.
- Planning was granted through An Bord Pleanála on the 4th November, 2020.
- Located immediately adjacent to The Church of Good Shepherd, 650m from both Churchtown Village and Nutgrove Shopping Centre, 1.2km from Dundrum Luas station and 1.7km to Dundrum Shopping Centre.
- Established sales location with strong demand for the finished houses.

DESCRIPTION

This superb ready to go development site is located in an excellent location, a short stroll from both Churchtown and Rathfarnham Villages. With full planning permission for four large 4 bedroom houses, the site offers builders and developers an opportunity to acquire a development site in a location with a very strong and established sales demand for the finished houses.

Designed by DDA Architects, the design of each house incorporates features which set them apart from the norm, including a south facing terrace on the second floor off the master bedroom of each house and this terrace will have uninterrupted views of The Dublin Mountains.

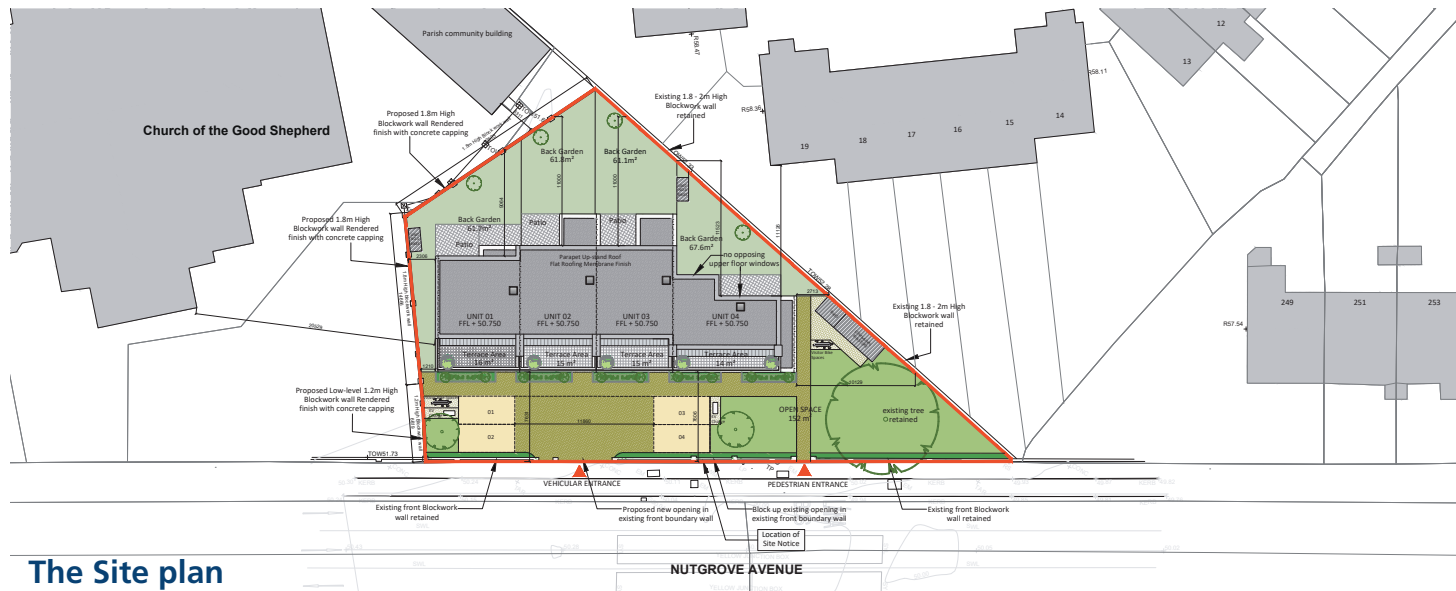
The accommodation of each house is laid out over three floors, with generous living accommodation on the ground floor and four generously proportioned bedrooms over the first and second floors. Each house benefits from private rear gardens and the site layout includes off-street parking for four cars to the front of the development. There is also an attractive front façade incorporated into the design featuring brick and render finishes and featuring zinc coated aluminium cladding to the top floor.

The details of the four houses are as follows:

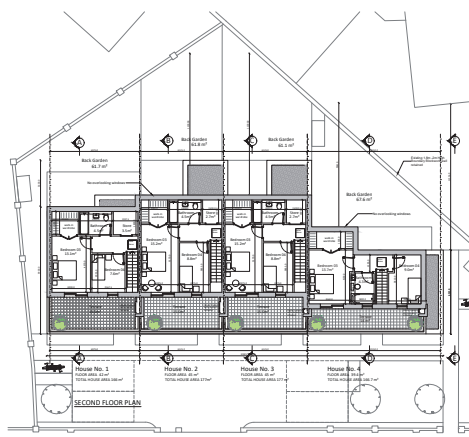
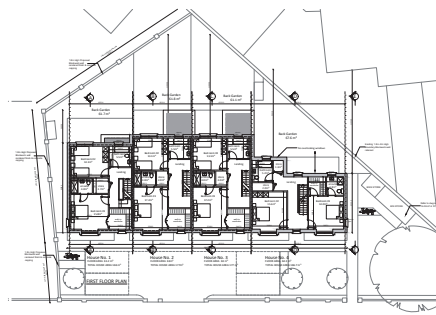
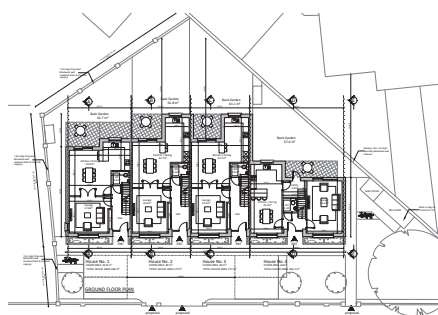
House Type	SQ.M.
No. 1 – 4 bedroom end of terrace:	c.166 sq m with c. 78 sq m rear garden.
No. 2 – 4 bedroom mid terrace:	c. 177 sq m with c. 77 sq m rear garden.
No. 1 – 4 bedroom mid terrace:	c.177 sq m with c. 77 sq m rear garden.
No. 1 – 4 bedroom end of terrace:	c. 167 sq m with c. 82 sq m rear garden.

The site is also exempted from Part V and parking plus secure bike and bin storage have been expertly incorporated into the site layout.

We understand that all mains services are available adjacent to the site and can be connected into and a full set of planning drawings, including drainage plans, is available from the agent upon request.



The Site plan



Ground Floor plan & South East Elevation

First Floor Plan & North West Elevation

Second Floor Plan

LOCATION

This site is located immediately adjacent to The Church of Good Shepherd on Nutgrove Avenue, c. 650m from both Churchtown Village and Nutgrove Shopping Centre, 1.2km from Dundrum Luas station and 1.7km to Dundrum Shopping Centre. Due to the excellent location, every local amenity is within walking distance including shopping facilities, schools, cafes and public transport.

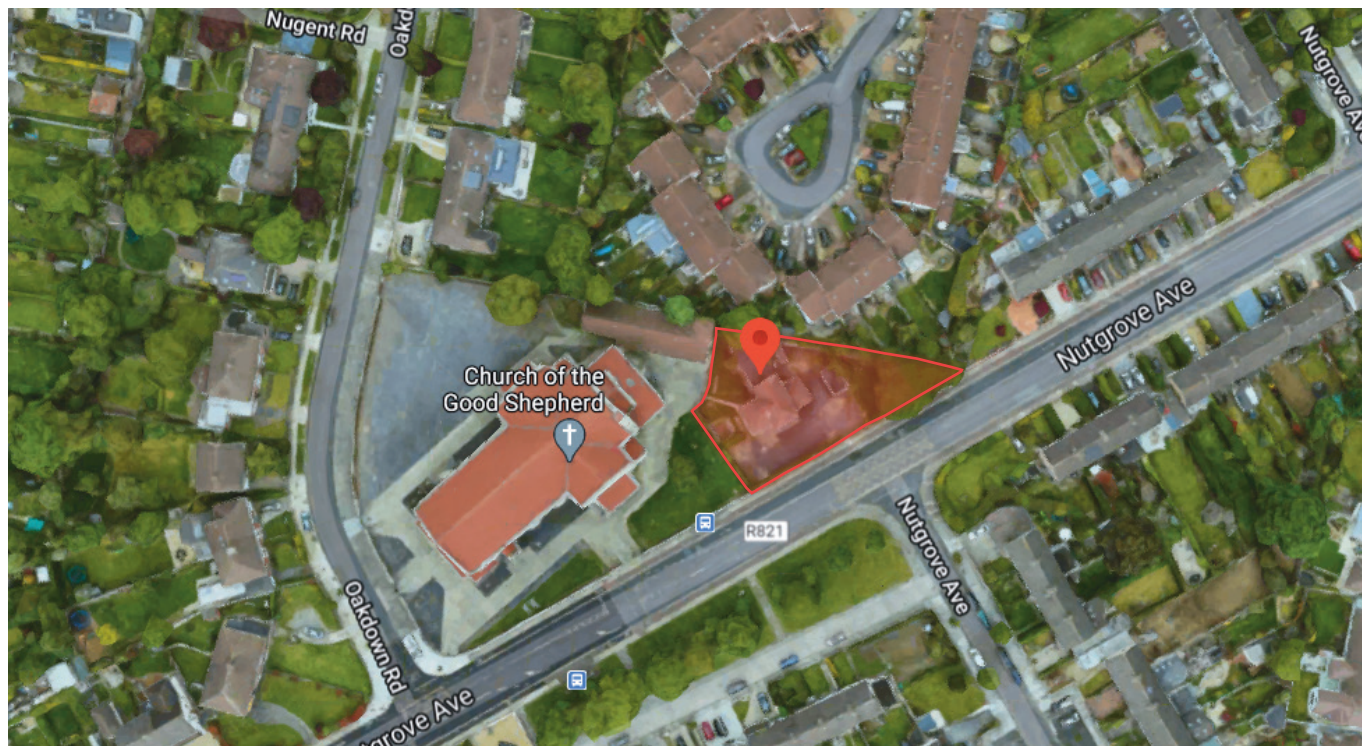
Both Churchtown and Rathfarnham Villages are within walking distance and Nutgrove and Dundrum Shopping Centres are located adjacent to the site, rendering it a very attractive location for future buyers of the new homes.

The site is well serviced by public transport with Dublin Bus routes 16, 16D, 17 and 61 travelling along Nutgrove Avenue. Dublin City Centre is c 6.5km from the site and travel times from Dundrum to the city Centre via the Luas Green line are c. 25 – 30 mins



DOUGLAS NEWMAN GOOD

DNG
NEW HOMES



BER DETAILS

BER: G

BER No. From Agent



ASKING PRICE

€850,000

For further information or to arrange a viewing, please contact the sole selling agents:

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PSL No. 004017



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