



savills

# STOCKING LANE

6.16 ACRES | RATHFARNHAM | DUBLIN 16

RESIDENTIAL DEVELOPMENT OPPORTUNITY

PLANNING PERMISSION FOR 131 UNITS | FOR SALE BY PRIVATE TREATY



## SUMMARY & HIGHLIGHTS

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- Superb residential development opportunity on Stocking Lane, Rathfarnham, a much sought-after location in South Dublin.
- The lands comprise a prominent site extending to approx. 2.49 ha (6.16 ac) at the foothills of the Dublin Mountains.
- The site benefits from excellent connectivity to Dublin City via the R115 and close proximity to the M50 motorway.
- Includes an existing 4-Bed house, 'St Winnows', measuring approx. 150 sq. m. on 0.22 Acres.

## DESCRIPTION

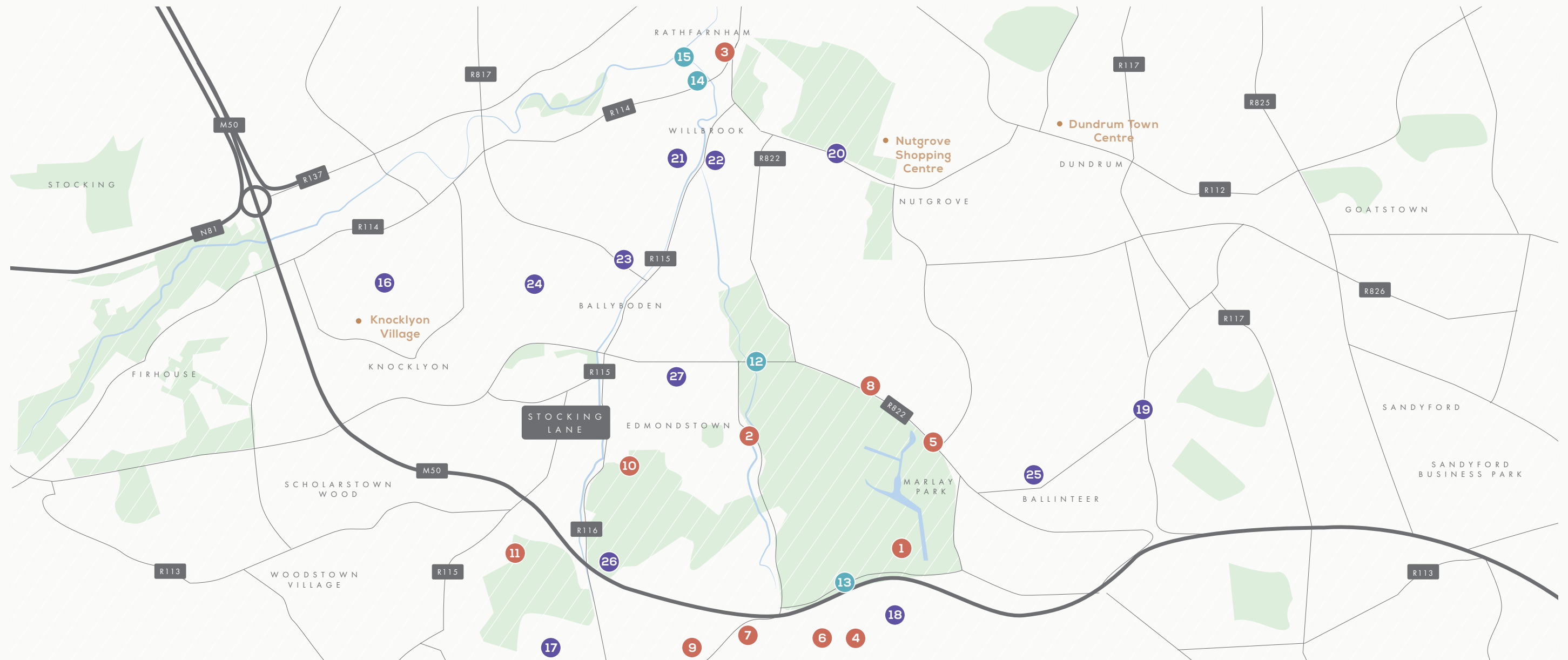
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The site is irregular in shape and extends to approximately 2.49 ha (6.16 ac) is set in grass with a gentle slope from west to east. The site frontage onto Stocking Lane is characterised by hedging and mature trees in various condition. The entire comprises;

- 2.42 ha (5.94 ac) site with planning permission for 131 residential units
- 0.09 ha (0.22 ac) site with an existing 4-Bed House known as 'St. Winnows'







## LOCATION

The site is attractively located on Stocking Lane, Rathfarnham, approximately 10km south of Dublin city centre and a desirable established residential location in South County Dublin. Situated at the foothills of the Dublin Mountains, the site is close to several major amenities including Marlay Park, St. Enda's Park and a number of schools including St. Colmcille's, Sancta Maria and Loreto High School Beaufort.

Rathfarnham presents an extensive retail offering, with Knocklyon Shopping Centre, Rathfarnham Shopping Centre, Dundrum Town Centre, Nutgrove Shopping Centre and Retail Park, all located in the area.

There are also a variety of sporting clubs, including Ballinteer St. John's GAA Club, Three Rock Rovers Hockey Club and several soccer teams. The location also provides a wide selection of golf clubs, with Rathfarnham, Edmondstown, Grange, Stackstown and Ballinascoreney Golf Club all in the immediate area.

The area benefits from strong connectivity, with the site located approximately 1.7km from the M50 which provides ease of access to Dublin and the rest of the country. There is also a regular bus service located directly on Stocking Lane.

## ACTIVITY

- 1 Marlay Park
- 2 Marlay Park Tennis Court
- 3 Rathfarnham Castle
- 4 Stackstown Golf Club
- 5 Balinteer St Johns GAA
- 6 Kilmashogue Forest
- 7 Corinthians Hockey Club
- 8 Three Rock Rovers Hockey Club
- 9 Ballinascory Golf Club
- 10 Edmonstown Golf Club
- 11 Rathfarnham Golf Club

## FOOD

- 12 Marlay Park Farmers Market
- 13 The Wicklow Way Cafe
- 14 Rathfarnham Castle Cafe
- 15 The Window Box

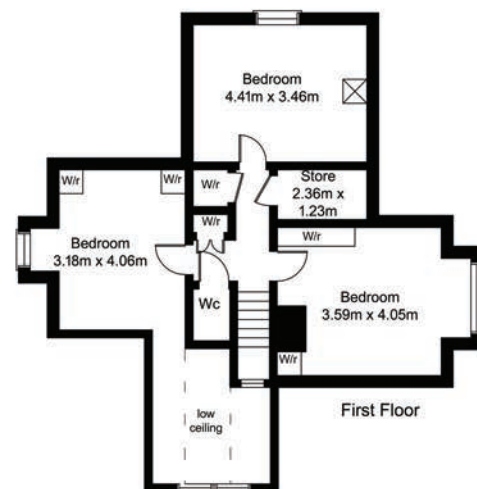
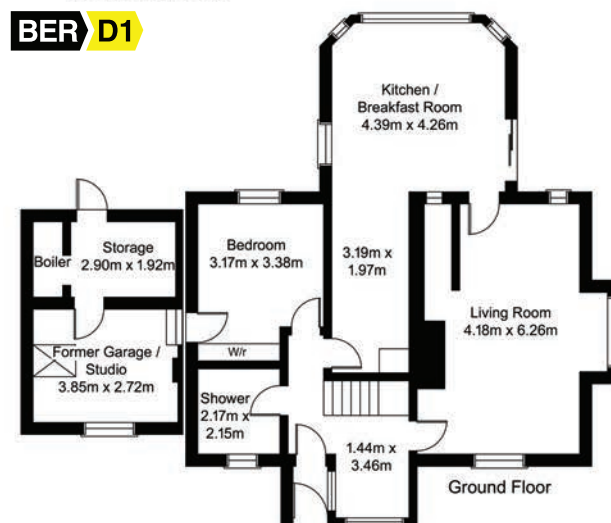
## EDUCATION

- 16 St Colmcilles
- 17 Rockbrook Park
- 18 St Columba's
- 19 Wesly College
- 20 Rathfarnham Educate Together
- 21 Loretto Grange Road
- 22 Loretto High School
- 23 Colaiste Eanna
- 24 Sancta Maria College
- 25 Our Ladys National School
- 26 Edmonstown National School
- 27 Scoil Mhuire



## ST. WINNOWS

St. Winnows is an architecturally designed 4-Bed house on a site of 0.22 acres. The house comprises living accommodation, a bedroom and an artist studio on ground floor and bedrooms at first floor. St. Winnows is in need of modernisation and refurbishment. The house is currently accessed via a dedicated driveway from Stocking Lane, and in future will be accessed via the newly constructed residential development.



## ZONING

The site is located within South Dublin County Council and is zoned "RES - To protect and/or improve residential amenity" in the County Development Plan 2022-2028

Permitted in Principal Uses:

Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.

	<b>Objective RES</b>	To protect and/or improve residential amenity
	<b>Objective RES-N</b>	To provide for new residential communities in accordance with approved area plans
	<b>Objective DC</b>	To protect, improve and provide for the future development of District Centres
	<b>Objective LC</b>	To protect, improve and provide for the future development of local Centres
	<b>Objective OS</b>	To preserve and provide for open space and recreational amenities
	<b>Objective RU</b>	To protect and improve rural amenity and to provide for the development of agriculture





PLANNING

Planning permission has been granted for a Strategic Housing Development (SHD) comprising 131 no residential units (21 no. houses, 46 no. duplexes / duplex apartments and 64 no. apartments), childcare facilities, a retail unit and associated works under ABP-311616-21.

This grant is subject to a judicial review (Ref: BBTG v ABP 2022/304 JR). This is currently pending

	1 - bed	2 - bed (3P)	2 - bed (4P)	3-bed	4- bed	5-bed	Total
1. House				1	11	9	21
2. Duplex			2				2
3. Duplex/ Duplex Apartment	10		18	16			44
4. Apartment	19	13	28	4			64
Grand Total	29	13	48	21	11	9	131

	House	Duplex	Duplex / Duplex Apartment	Apartment	CRECHE	RETAIL	Total
COMMERCIAL					1	1	2
BLOCK G						1	1
BLOCK L					1		1
RESIDENTIAL	21	2	44	64			131
BLOCK A	1		2				3
BLOCK B	18	2					20
BLOCK D	2		2				4
BLOCK E				5			5
BLOCK F				22			22
BLOCK G				21			21
BLOCK H			10				10
BLOCK J			10				10
BLOCK K			16				16
BLOCK L				16			16
BLOCK M			4				4
Grand Total	21	2	44	64	1	1	131

CAR PARKING

- A total of 167 car spaces are provided, of which:
- 88 are surface level and 79 are in the basement under apartment blocks F and G
  - 5 are dedicated visitor parking spaces at surface level
  - A total of 288 cycle parking spaces
  - 5 no. motorcycle spaces



## FURTHER INFORMATION

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### METHOD OF SALE

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

### SERVICES

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

## CONTACT

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