



**CARPENDALE**

RATHMICHAEL

# Welcome to Carpendale, Rathmichael, where opportunity meets serenity.

The Carpendale name derives from a prominent and respected family who once owned and lived in Shankill House.

Shankill House is located to the rear of the Carpendale Rathmichael sites. Colonel Montague Maxwell Carpendale (1835–1913) served in the Bombay Cavalry and was married to Ellen Harriette Eccles. They had five children including three sons, Maxwell, Trevor and Frederick Carpendale, all of whom were distinguished and decorated cavalry officers in the Indian Army. They are named in the Roll of Honour in Rathmichael Church.



# Discover a unique opportunity to acquire one of ten exclusive land sites.

Ranging in size from half an acre, each exclusive land site comes with full planning permission to construct a magnificent, detached residence, with detached garage and set within generous landscaped grounds.



# Nestled in Nature

Carpendale is a special place for all the family, with a backdrop of mature trees, rolling hills and tranquil grazing meadows. Each bespoke site offers privacy and seclusion with a rural feel, while being within easy reach of the city and mature local villages and neighbourhoods.

# Surrounded by Space

The generous sites range in size from half an acre. The grounds are the perfect setting for large beautifully designed homes with space for all the family.

Each site is designed to capture the delightful views of the surrounding countryside.

This is the last opportunity to build a home on such a large site in Rathmichael, due to new planning density regulations.



# Enjoyed by Everyone



Relax, unwind and recharge with a wide range of activities. Sporting enthusiasts will be spoilt for choice with golf, tennis, rugby, GAA, soccer, sailing, horse riding and so much more close by. Hill walking, forest trails, sea swimming, road and mountain biking trails are nearby.

#### **Golf**

Old Conna Golf Club, Dun Laoghaire Golf Club, Powerscourt Golf Club

#### **Hill walking**

Rathmichael Wood, Glencree, Sugar Loaf, Bray to Greystones Cliff Walk

#### **Parks**

Ticknick, Shanganagh, Tully Park, Cabinteely, Kilbogget, Killiney Hill

#### **Trails**

Knocksink Woods trail, Barnaslingan Forest trail

#### **Tennis**

Enniskerry Tennis Club

#### **Sea swimming**

Shankill, Killiney, Vico

#### **Horse Riding**

Enniskerry

#### **Road Biking**

#### **Mountain biking trails**

Ballinastoe Woods

#### **Sailing**

Dun Laoghaire, Bray, Greystones marinas

#### **Many GAA, rugby and soccer clubs nearby**

#### **On the doorstep of Wicklow Mountain National Park**

Mountain landscapes, winding rivers, pristine lakes, endless beautiful views, forest trails and The Wicklow Way

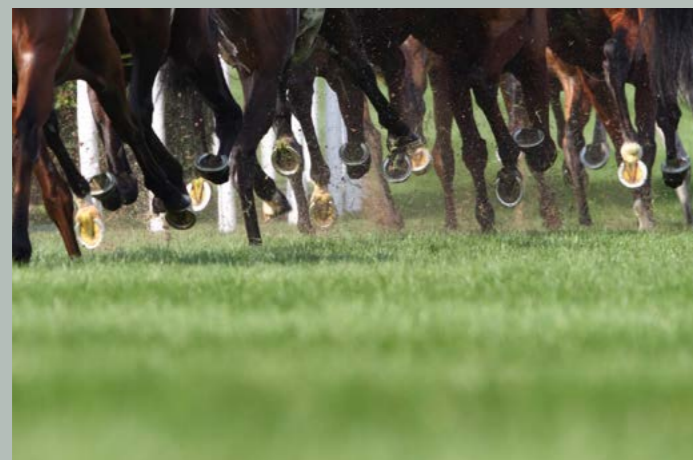
# More to Discover

Nestled in nature, Carpendale is close to spaces and places that make life special.

The nearby villages and neighbourhoods of Enniskerry, Killiney, Bray, Shankill and Dalkey provide a great variety of bijou shops, amenities, cafés, gastro pubs and fine dining restaurants.

Surrounded by mountains and close to the sea, the area offers parks, beaches and mountain trails.

Annual festivals and the Mermaid Arts Centre offer a variety of live performance, art, theatre and cultural activities throughout the year.



# Connected to Carpendale

## Neighbouring villages in km from Carpendale

Enniskerry

7.0

Restaurants, cafés, bars, shops, Powerscourt Gardens, Avoca Handweavers, Powerscourt Hotel

Shankill

1.8

Lidl, library, beach, health centre, Tidy Town District winner 2016

Bray

4.5

Seafront and promenade, supermarkets, cafés and restaurants, platform pizza, cinema

Killiney

6.0

Killiney Beach, Killiney Hill, Druids Chair, hill walks

Dalkey

7.0

Heritage town, beach, restaurants, cafés, bars, shops

Cabinteely

04

Restaurants, cafés, bars, shops, library, post office

## Transport

N11

1.8 km

M50

3.5 km

Dublin Airport

18 km

Bus Routes



45A, 45b, 84, 84A, 145 & 155

Luas and DART



Brides Glen, Cherrywood, Shankill.

## Local and Nearby Schools

A wide range of crèches and schools are available in the area, including;

- St. Anne's National School
- Rathmichael Parish National School
- John Scottus School
- St. Gerards Junior and Secondary
- Holy Child Killiney
- St. Joseph's of Cluny
- Loreto Foxrock
- The Nord Anglia International School, Sandyford



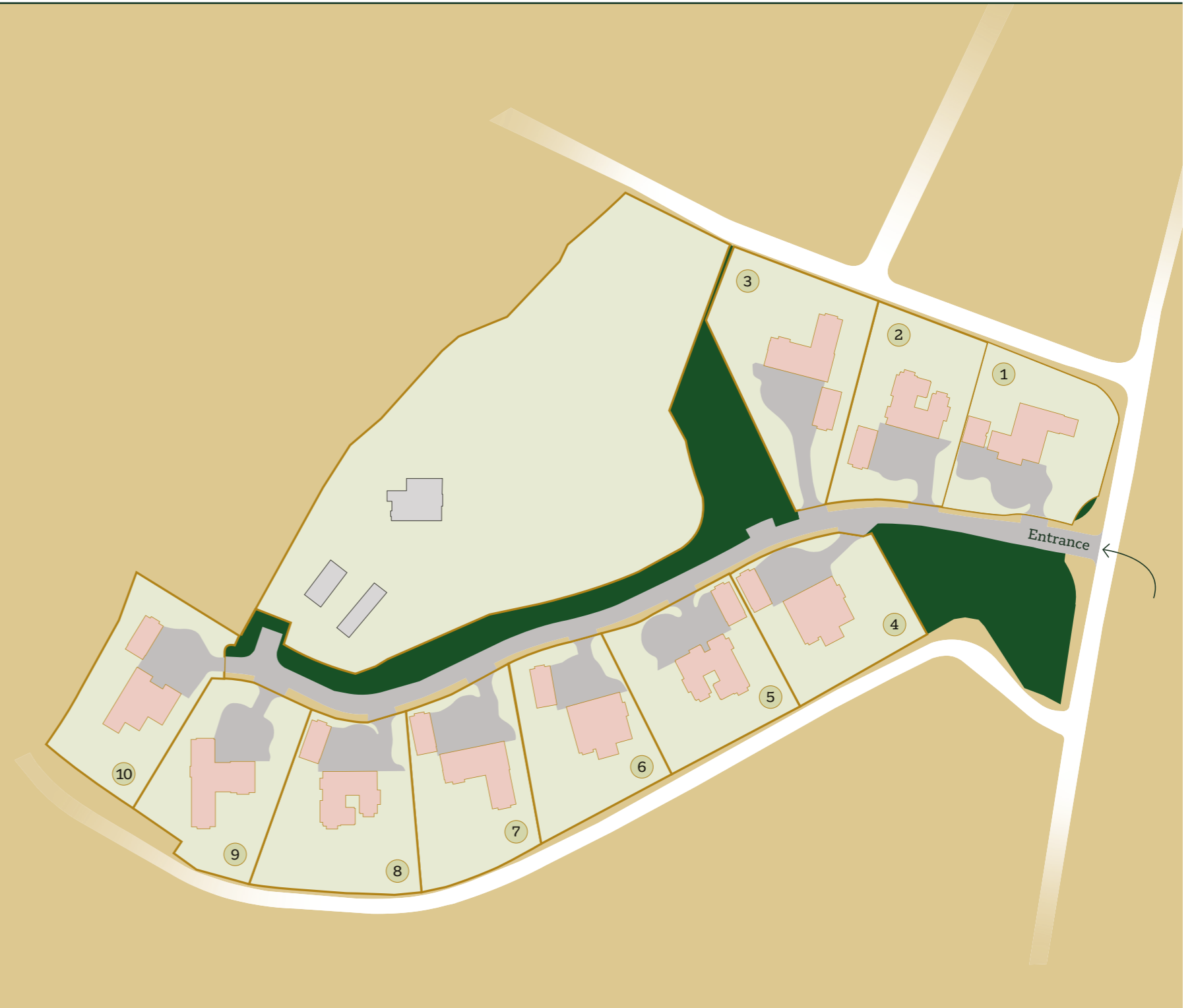
# Carpendale sites from above



# Carpendale

Exclusive family homes in a tranquil, sylvan setting. This is the last opportunity to build a home on such a large site in Rathmichael and each site comes with full planning permission.

Site Number	Acreage	House Type	House Sq.m.	Garage Sq.m.
1	0.56	6	404.6	57.6
2	0.56	4	415.7	73.6
3	0.68	2	408.6	73.6
4	0.53	1	454	73.6
5	0.56	5	437.4	73.6
6	0.54	1a	454	73.6
7	0.56	2a	408.6	73.6
8	0.62	4a	415.7	73.6
9	0.57	3	398	38.7
10	0.59	7	304	73.6



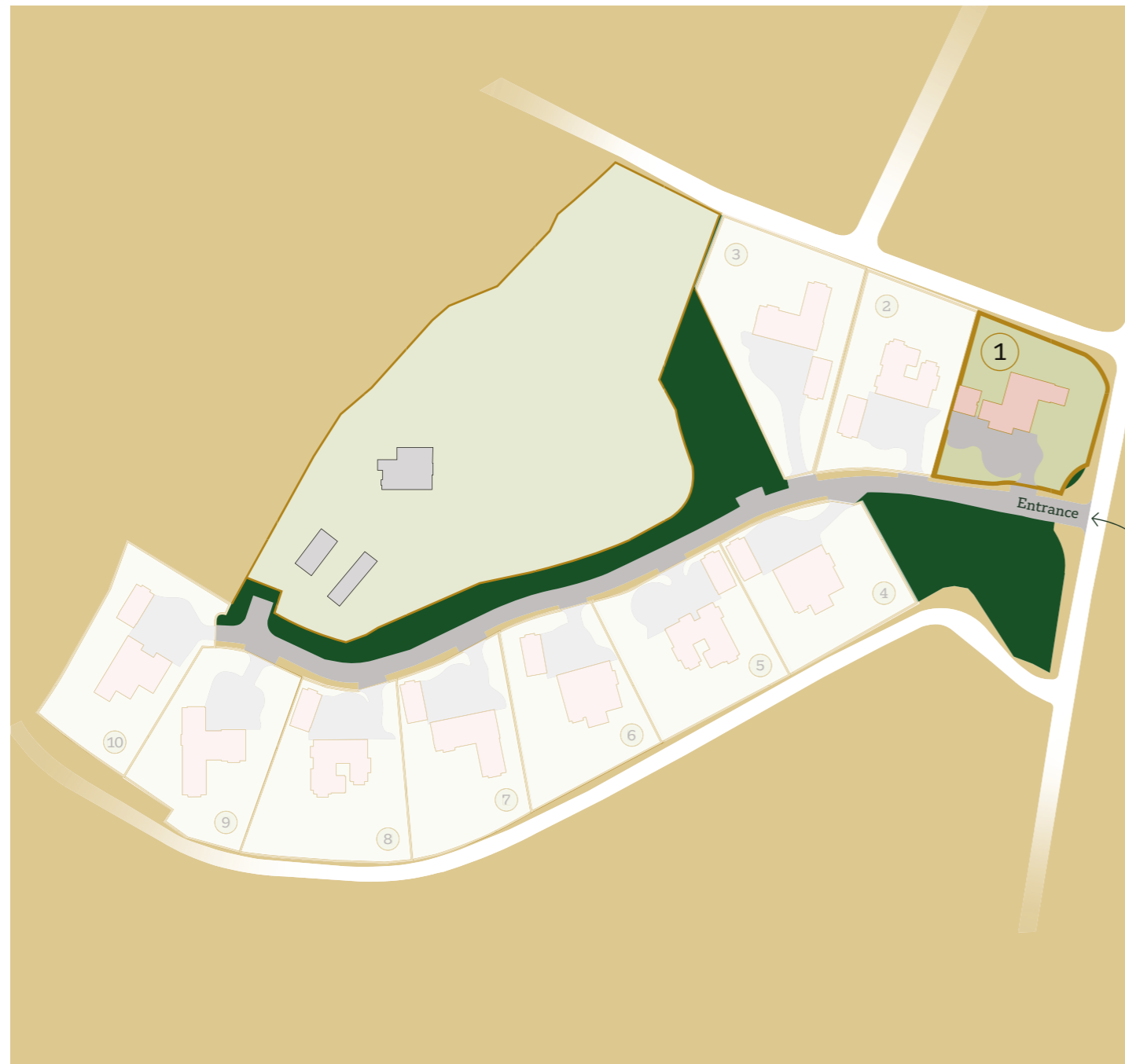
A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.

# Site 1

## House Type 6

5 Bed detached residence with detached garage on 0.56 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 1

## House Type 6

5 Bed, 404.6sq.m detached residence with detached garage on 0.56 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

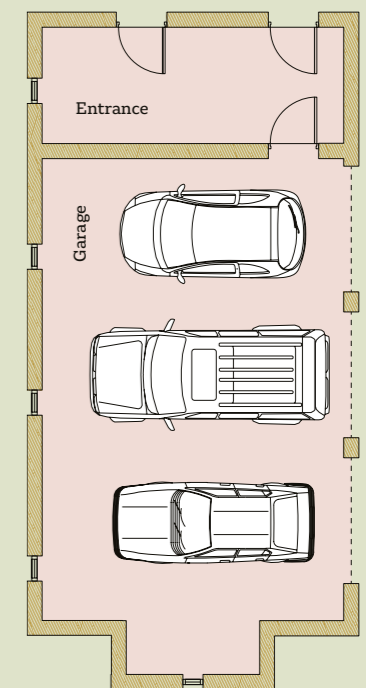
For illustration purposes only



Ground Floor: 220.2sq.m



First Floor: 184.4sq.m



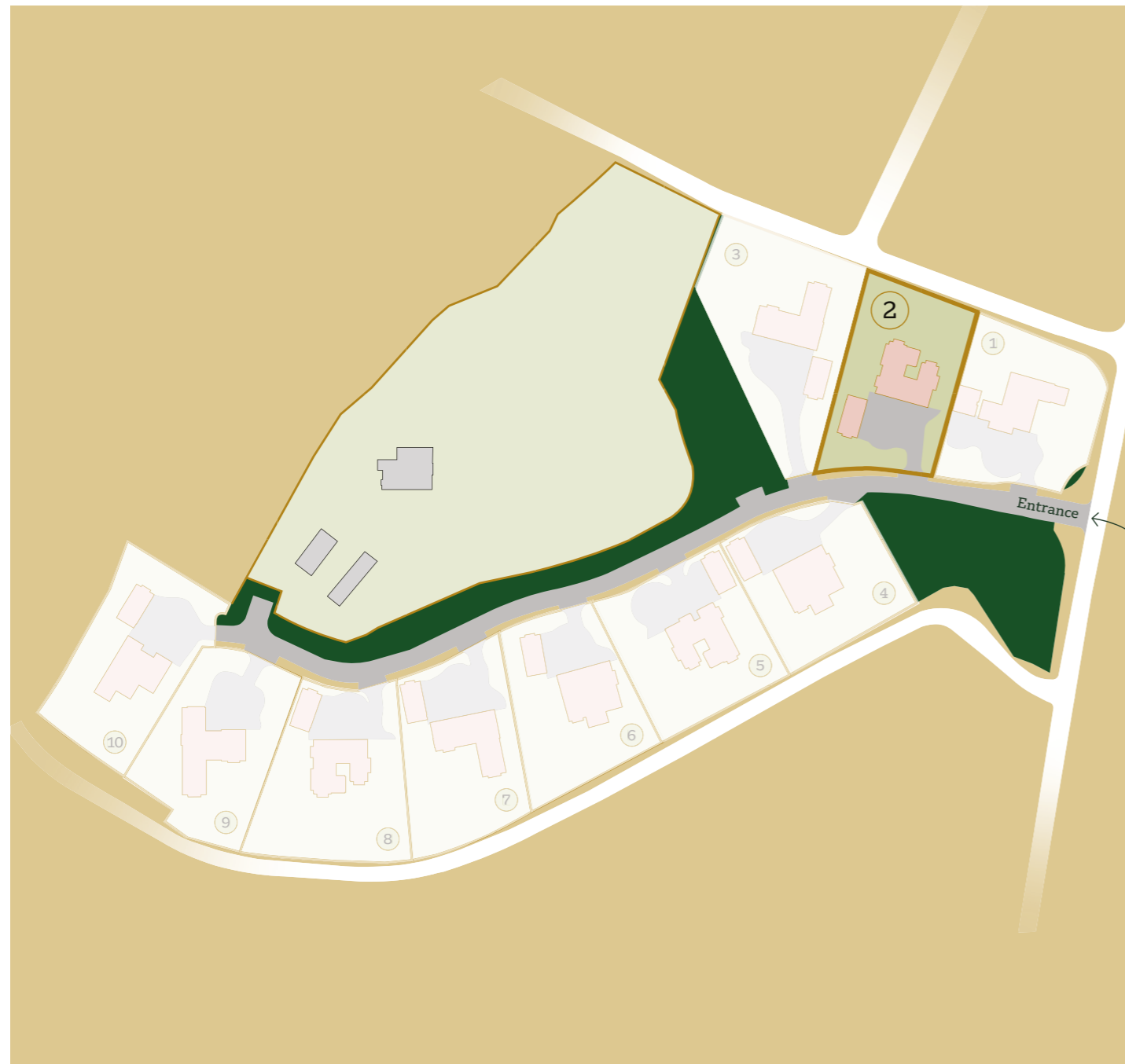
Garage 57.6sqm

# Site 2

## House Type 4

5 Bed detached residence with detached garage on 0.56 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 2

## House Type 4

5 Bed, 415.7sqm detached residence with detached garage on 0.56 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

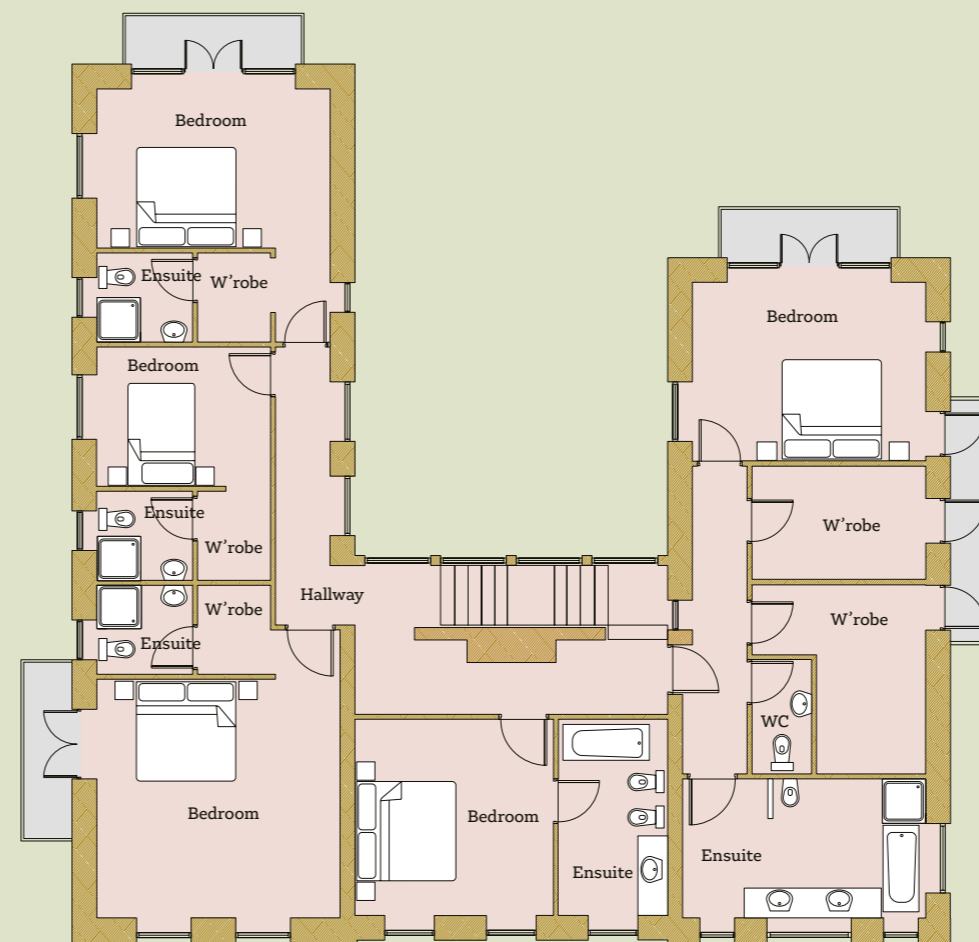
Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

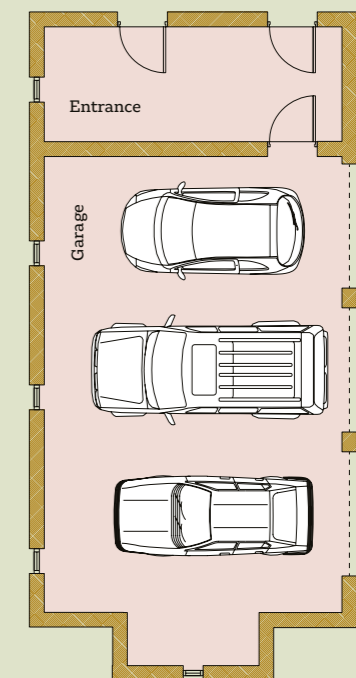
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Ground Floor: 230.4sqm



First Floor: 185.3sqm



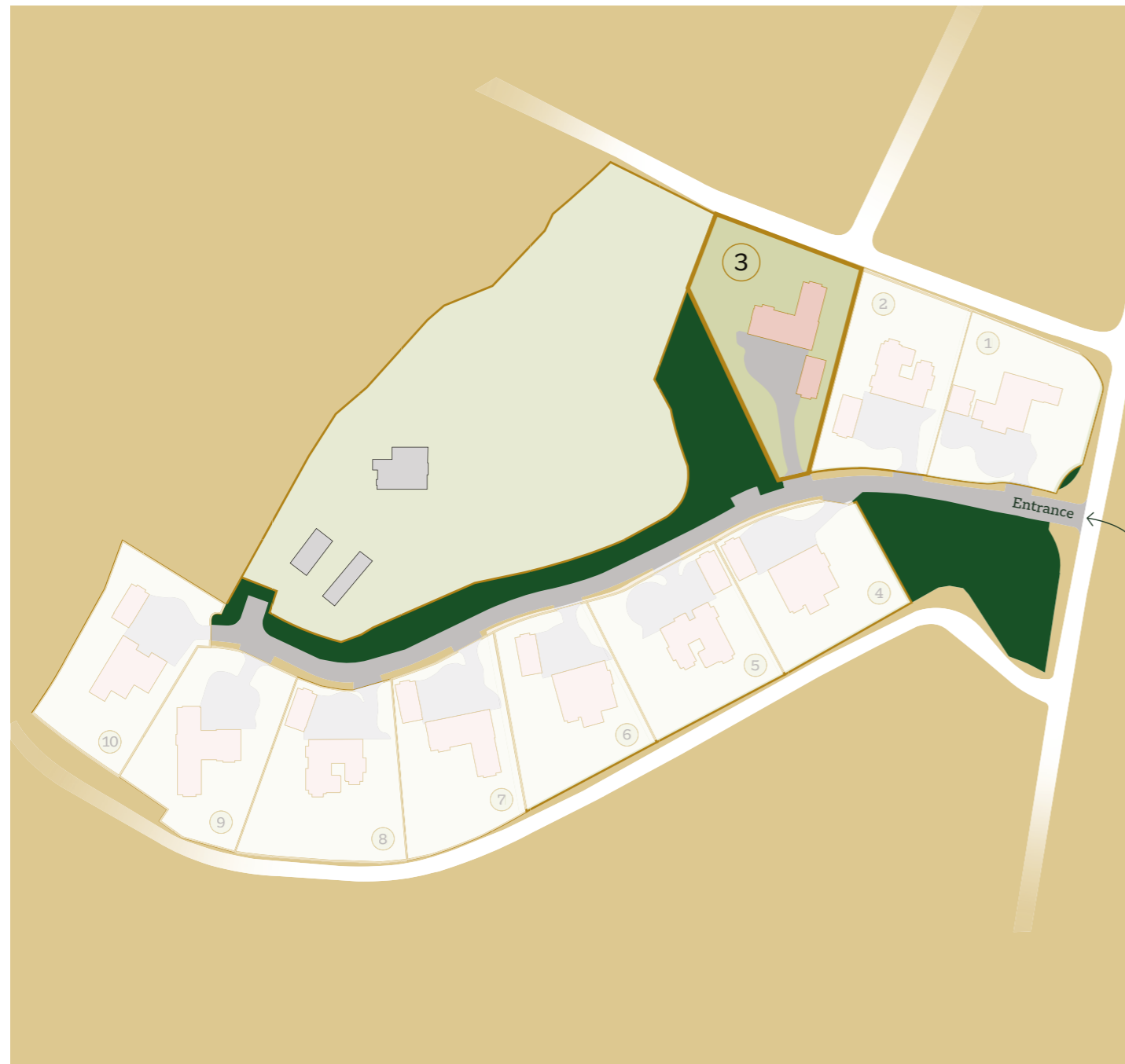
Garage: 73.6sqm

# Site 3

## House Type 2

5 Bed detached residence with detached garage on 0.68 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 3

## House Type 2

5 Bed, 408.6sqm detached residence with detached garage on 0.68 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.



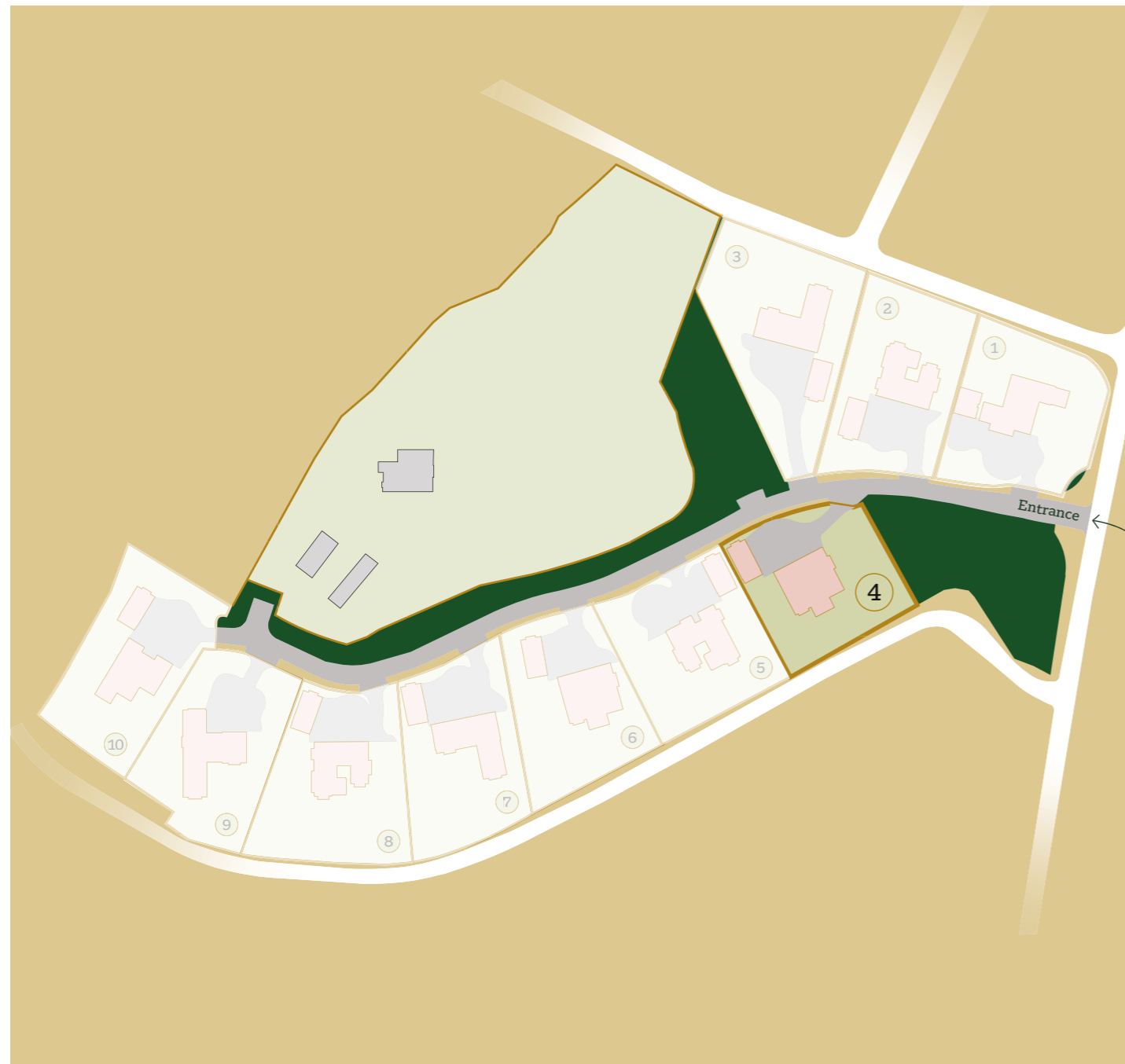


# Site 4

## House Type 1

5 Bed detached residence with detached garage on 0.53 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 4

## House Type 1

5 Bed, 452.4sqm detached residence with detached garage on 0.53 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

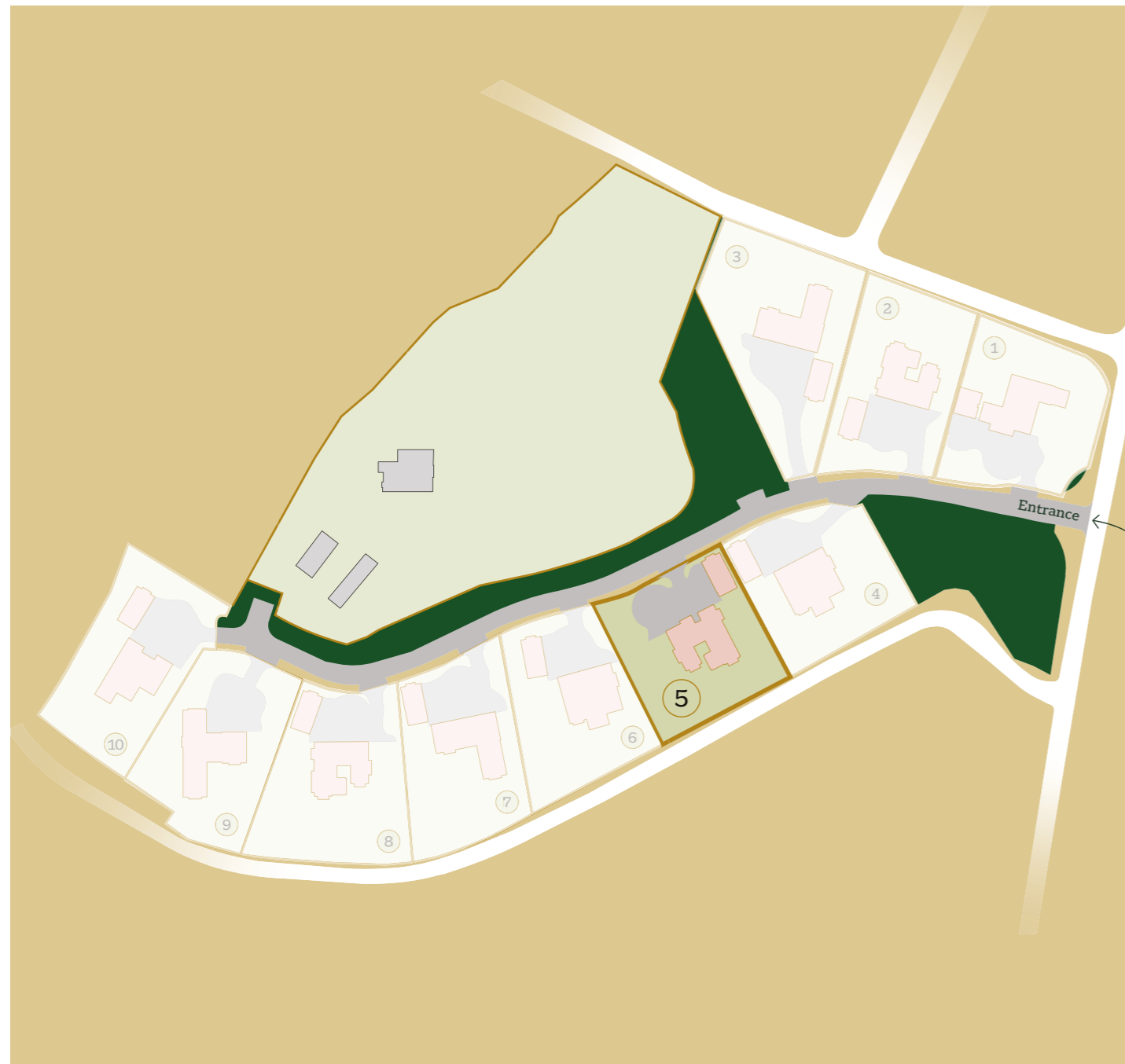


# Site 5

## House Type 5

5 Bed detached residence with detached garage on 0.56 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 5

## House Type 5

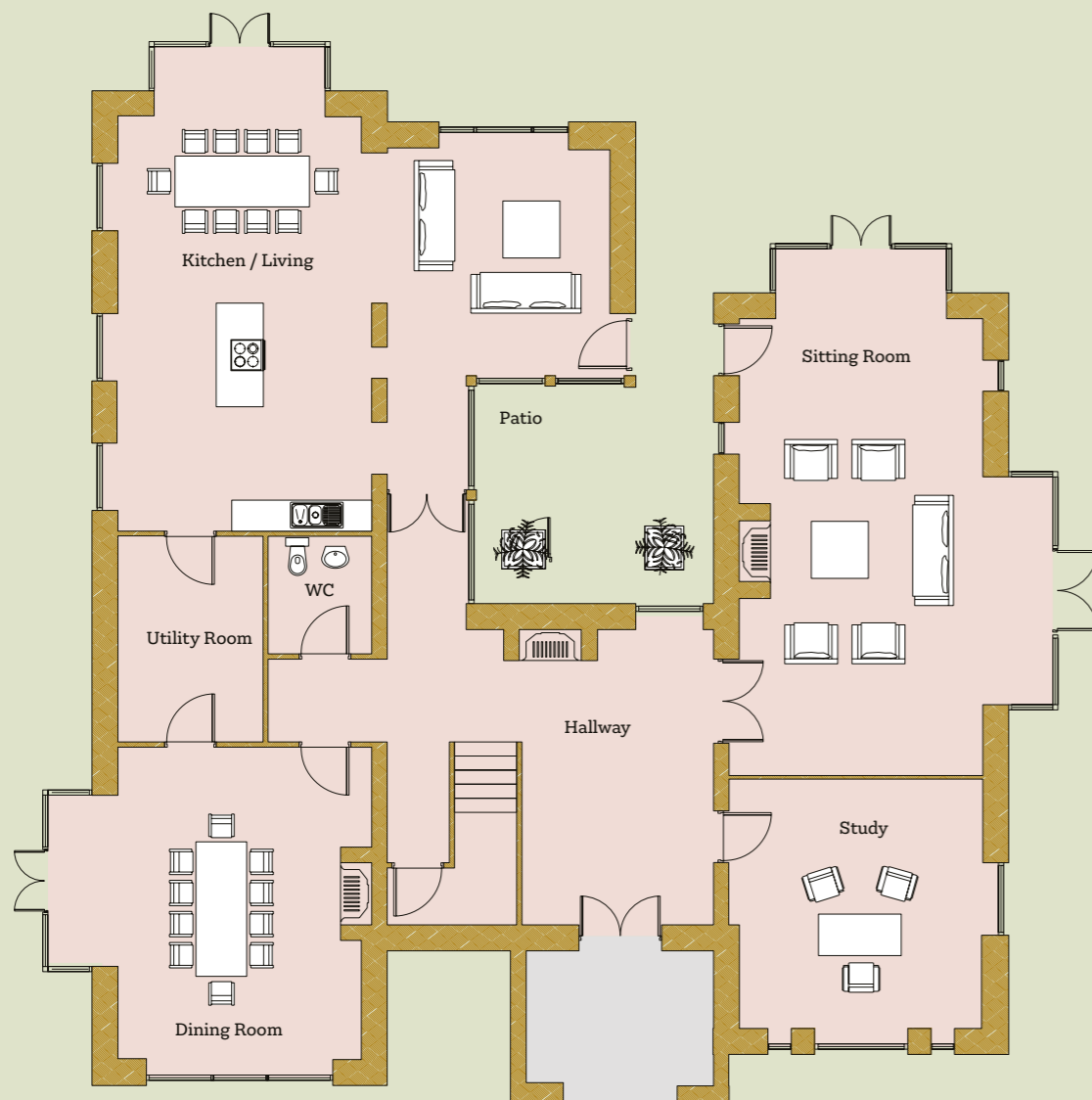
5 Bed, 437.4sqm detached residence with detached garage on 0.56 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

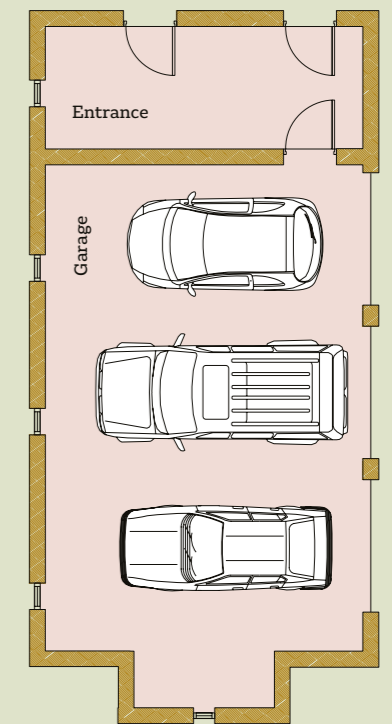
For illustration purposes only



Ground Floor: 239.0sqm



First Floor: 198.4sqm



Garage 73.6sqm

# Site 6

## House Type 1a

5 Bed detached residence with detached garage on 0.54 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 6

## House Type 1a

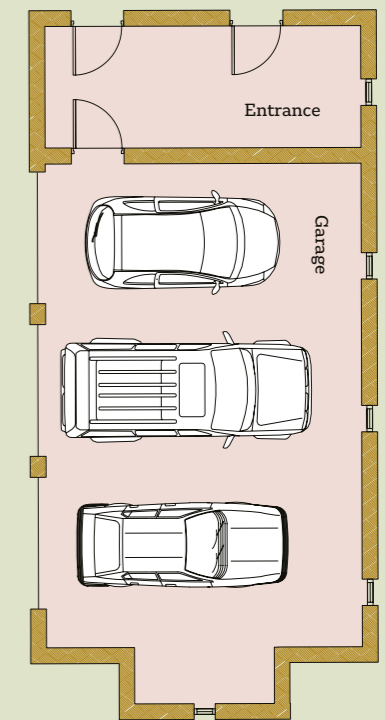
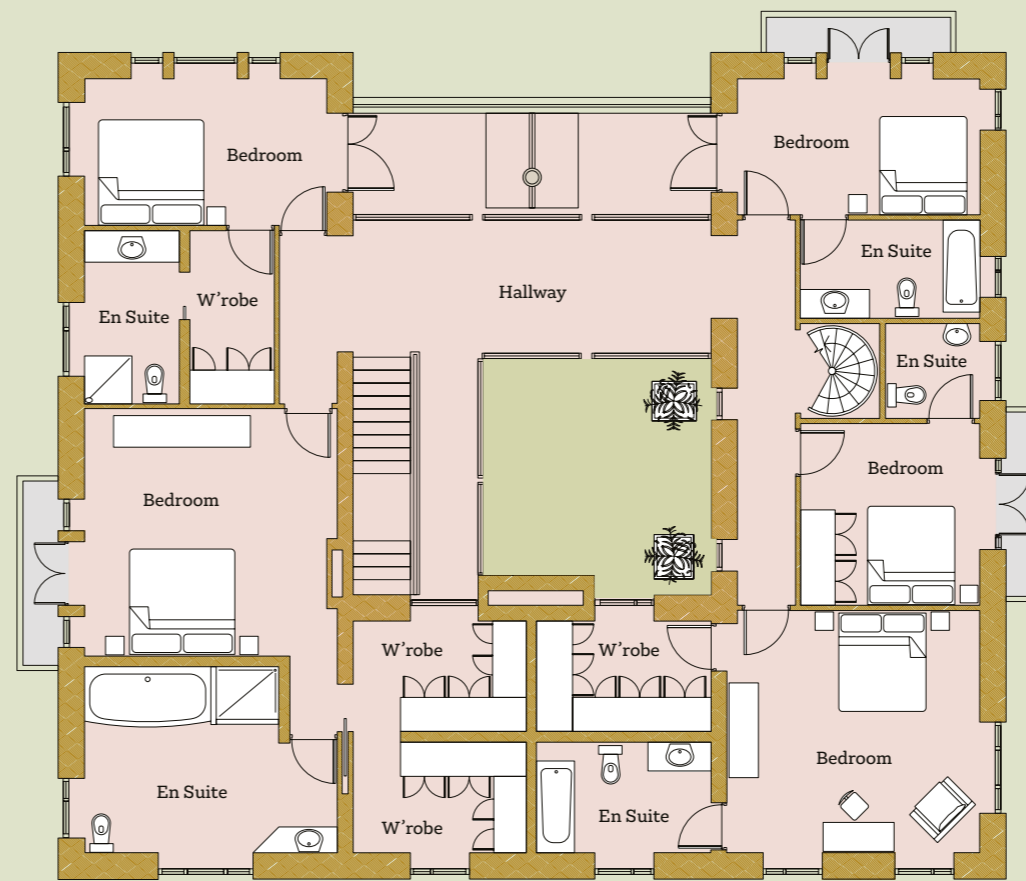
5 Bed, 452.4sqm detached residence with detached garage on 0.54 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

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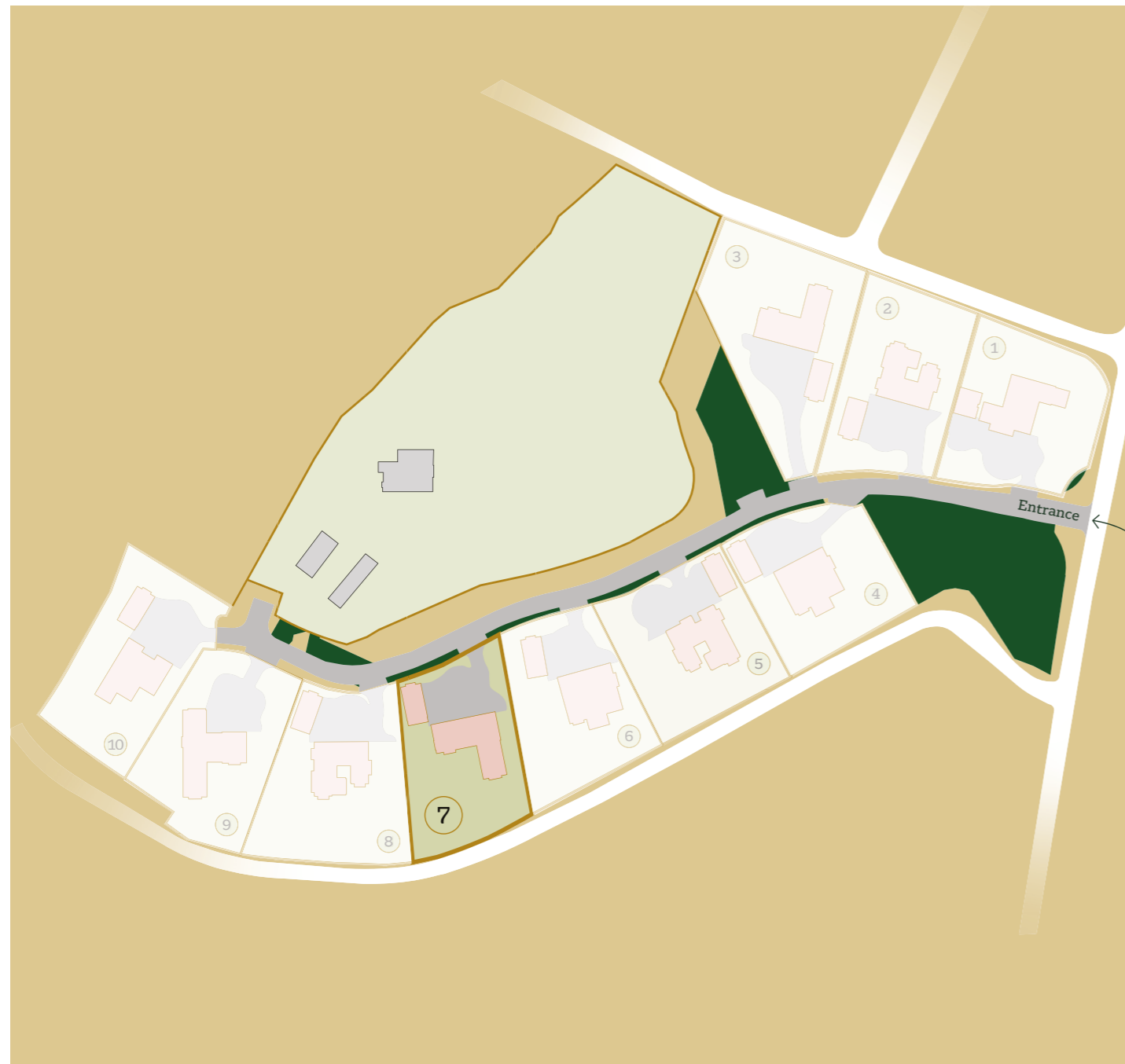


# Site 7

## House Type 2a

5 Bed detached residence with detached garage on 0.56 acres

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# Site 7

## House Type 2a

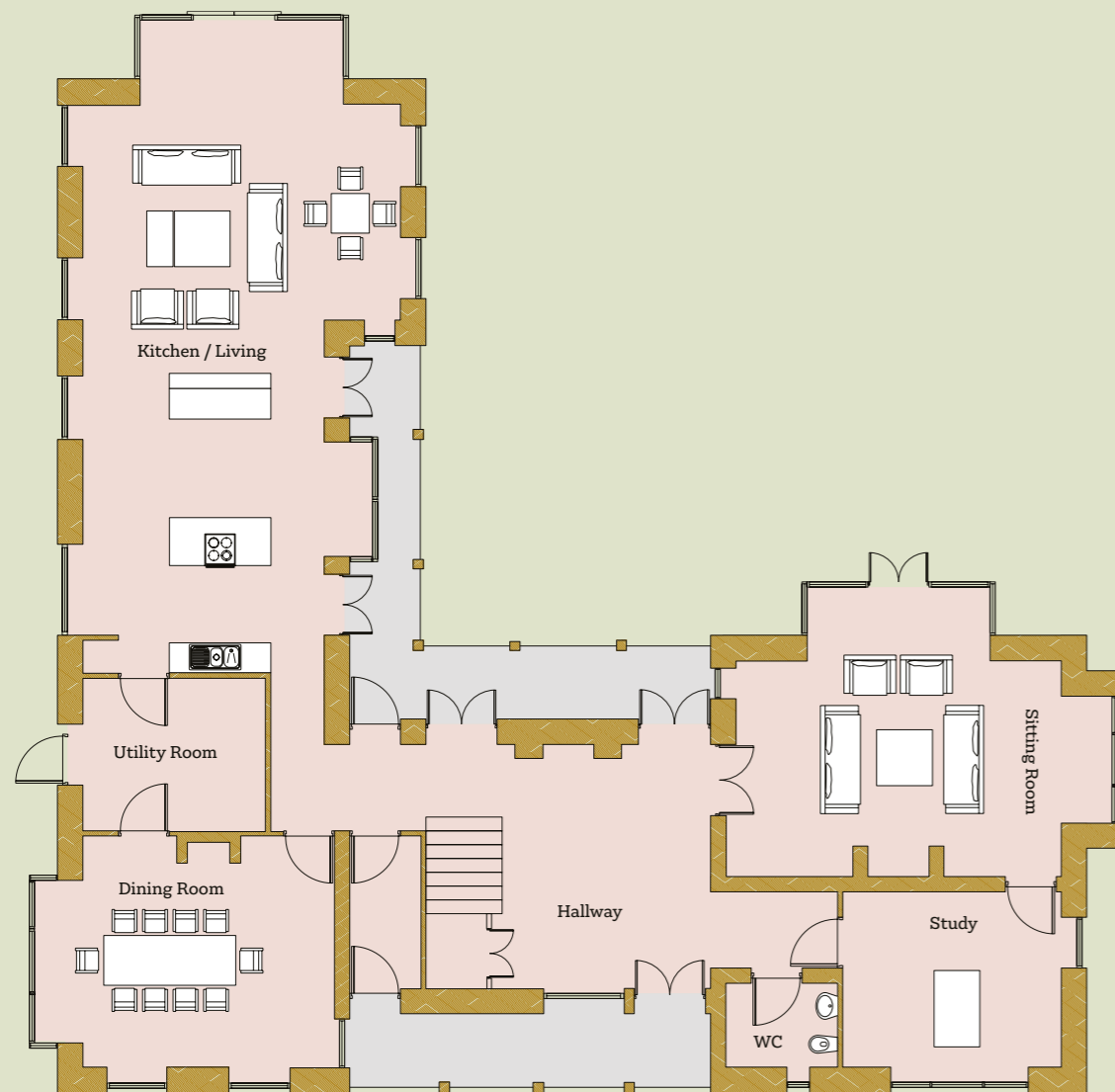
5 Bed, 408.6sqm detached residence with detached garage on 0.56 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

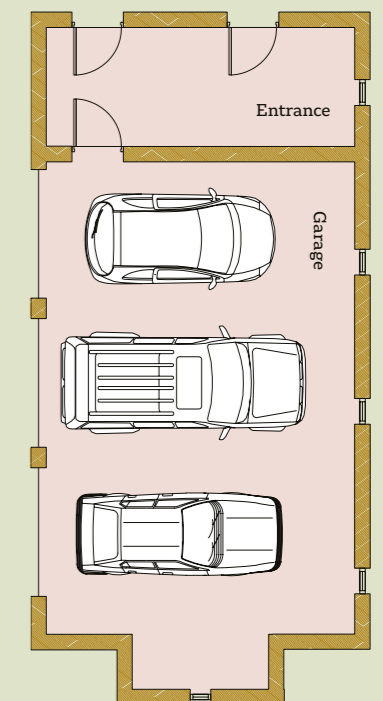
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Ground Floor: 202.9sqm



First Floor: 205.7sqm



Garage: 73.6sqm

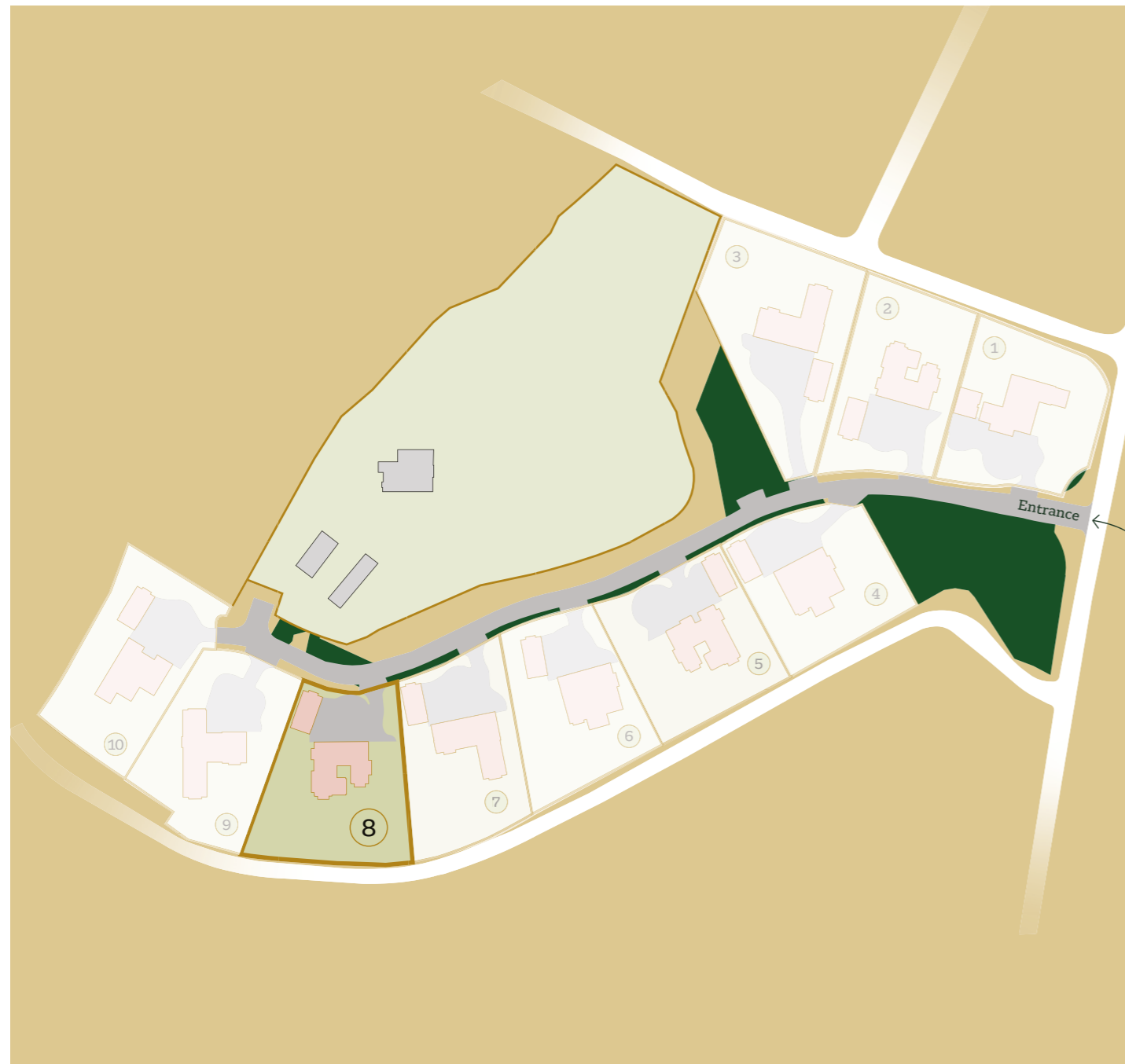


# Site 8

## House Type 4a

5 Bed detached residence with detached garage on 0.62 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 8

## House Type 4a

5 Bed, 415.7sqm detached residence with detached garage on 0.62 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

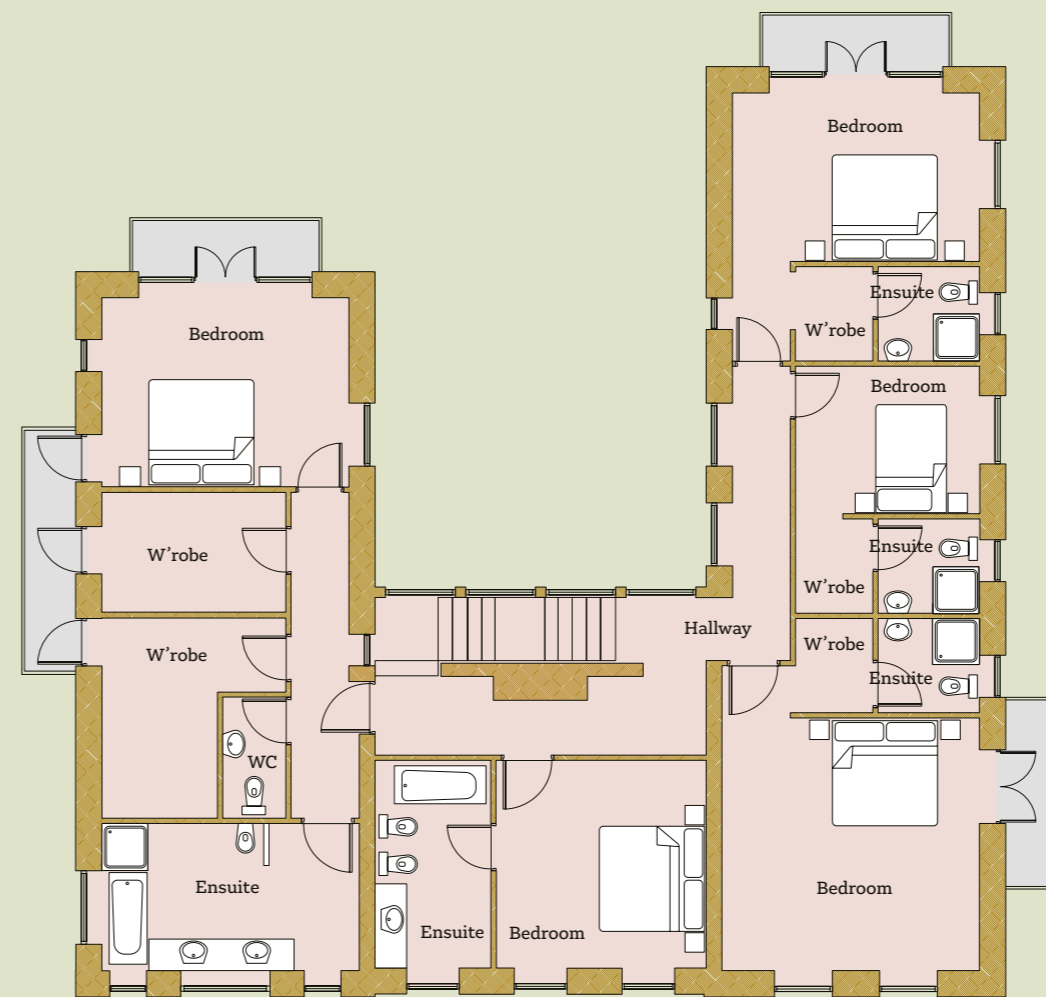
Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

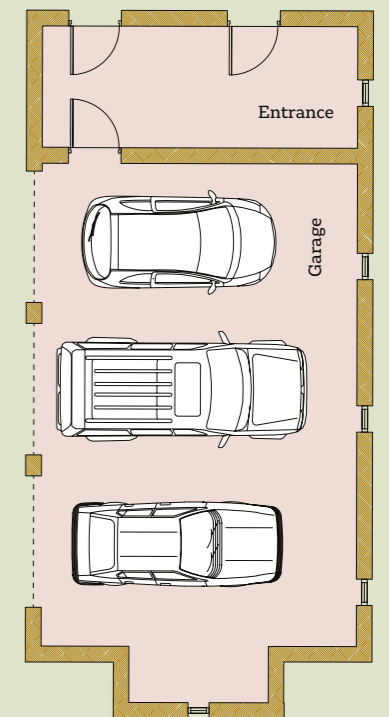
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Ground Floor: 230.4sqm



First Floor: 185.3sqm



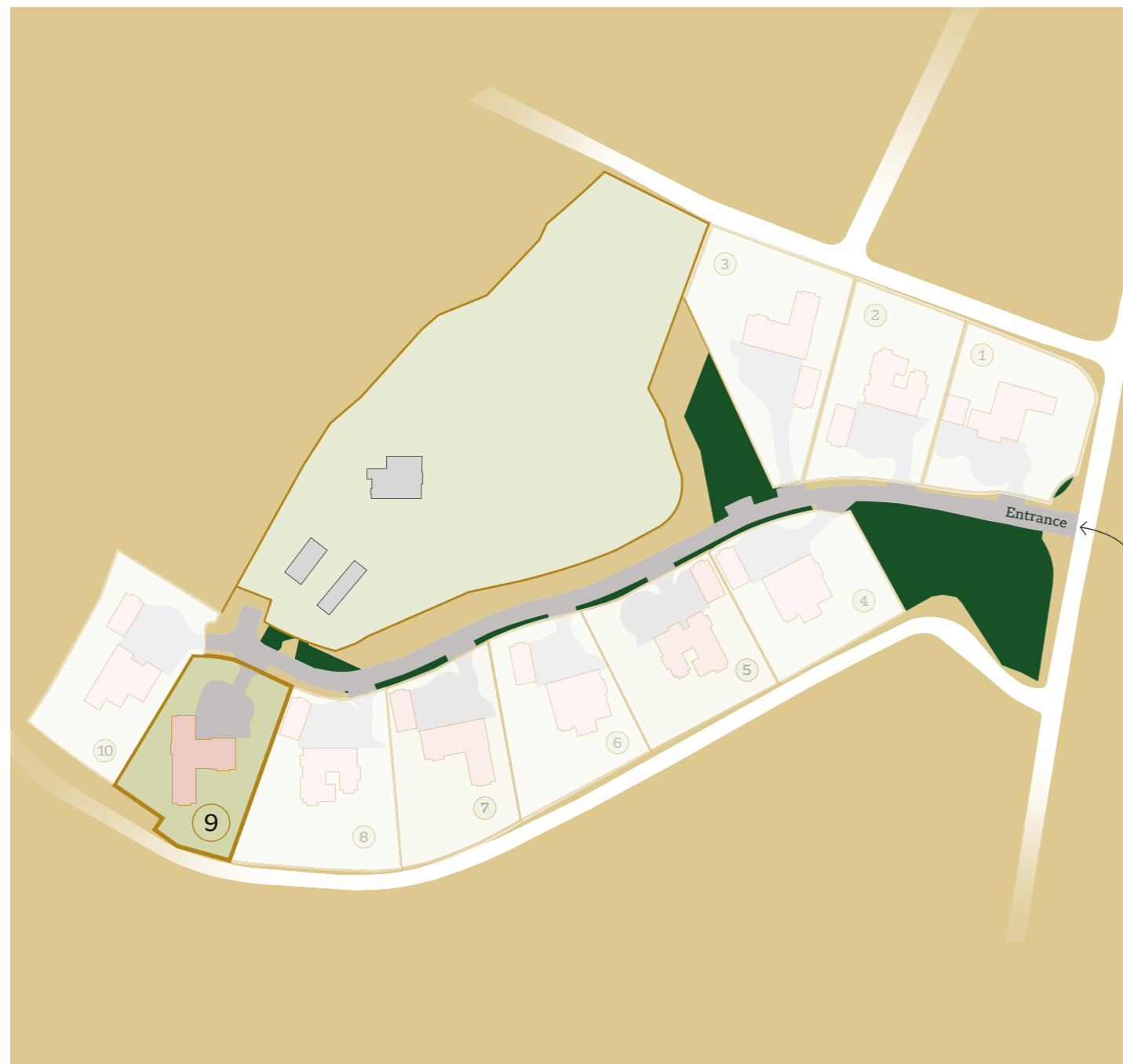
Garage: 73.6sqm

# Site 9

## House Type 3

5 Bed detached residence with detached garage on 0.57 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 9

## House Type 3

5 Bed, 398.0sqm detached residence with garage on 0.57 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

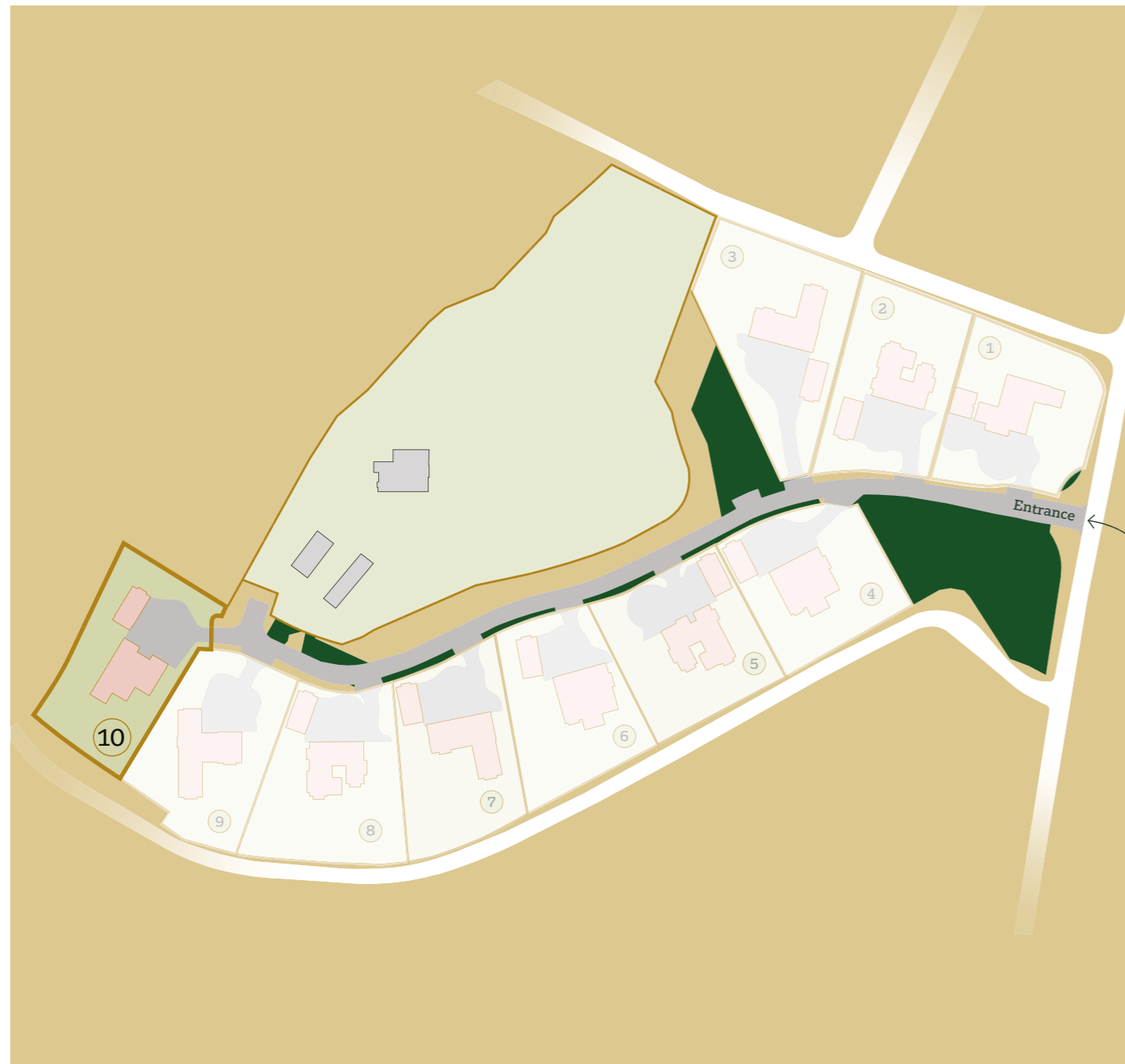


# Site 10

## House Type 7

4 Bed detached residence with detached garage on 0.59 acres

A full set of architectural planning drawings featuring floor plans, elevations and CAD images for each house type are available on request.



# Site 10

## House Type 7

4 Bed, 304sqm detached residence with detached garage on 0.59 acres.

Each house has a unique design, embracing large living and bedroom accommodation to take full advantage of the beautiful views and sunny aspect.

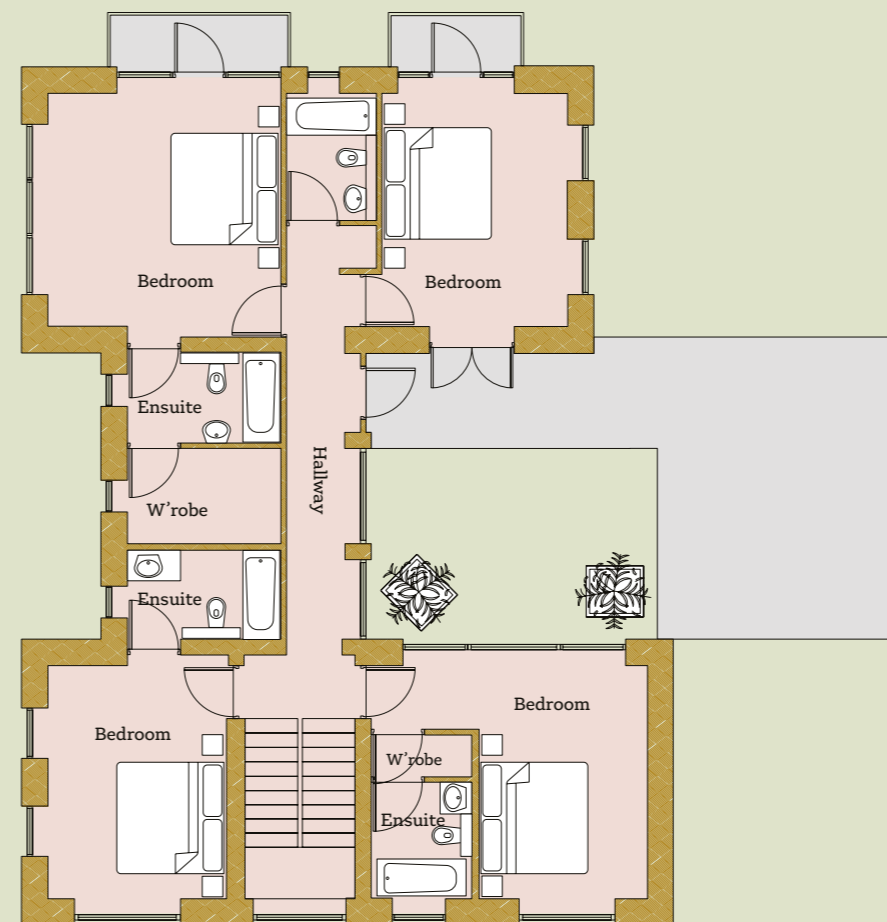
Each comes with full planning permission for the construction of an exclusive luxury home with detached garage.

Utilities Ready: Each site comes fully serviced with water, electricity, and sewage connections in place, ensuring a seamless transition for your dream project. An internal tarmac roadway will link each site.

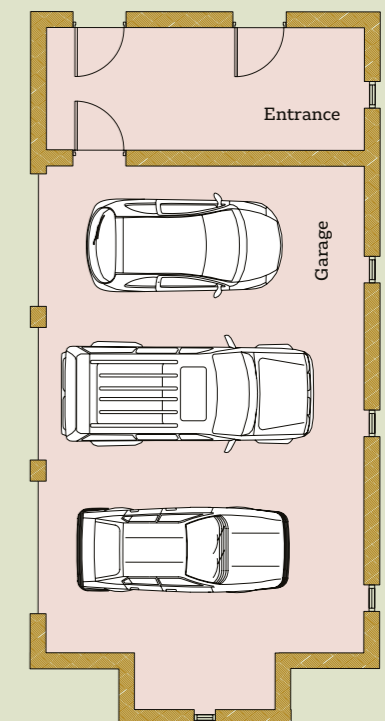
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Ground Floor: 185.3sq.m



First Floor: 118.7sqm



Garage: 73.6sqm.

# Teams

## SELLING AGENT

Hunters Estate Agent

T. 01 2751640

E. dalkey@huntersestateagent.ie

huntersestateagent.ie

## VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey

T. 01 275 1640

E. dalkey@huntersestateagent.ie



PRSA Licence No. 001631

## CHARTON HOMES LTD

Charton Homes LTD

47 Church St, Cavan, Co. Cavan.



### Architects

Michael Fitzpatrick Architects

South Point - Suite 104, Herbert House,  
Harmony Row, Dublin 2.



Alan Traynor

Consulting Engineers Ltd.

### Engineer

Alan Traynor Consulting Engineers Ltd

Unit 6 Belturbet Business Park,  
Creeny, Co. Cavan.



NOEL O'GORMAN  
s o l i c i t o r s

### Solicitor

Noel O'Gorman Solicitors

7 Farnham Street, Cavan, Co. Cavan.



### M&E Engineer

Renaissance Engineering

67-70 Meath Street, 2nd Floor, Dublin 8.

## CARPENDALE

### Management Company

Carpendale Owners Management Company

47 Church St, Cavan, Co. Cavan.

Hunters Estate Agent

T. 01 2751640

E. dalkey@huntersestateagent.ie

huntersestateagent.ie



**CARPENDALE**

RATHMICHAEL

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