

For Sale by Licence Agreement

DEVELOPMENT SITE AT

AIKENS VILLAGE

STEPASIDE, DUBLIN 18

PRIME RESIDENTIAL DEVELOPMENT SITE WITH PLANNING PERMISSION
APPROXIMATELY 1.52 HECTARES (3.75 ACRES)



ON THE INSTRUCTION OF KEN FENNEL OF DELOITTE,
STATUTORY RECEIVER OF AIKENS PARTNERSHIP (IN RECEIVERSHIP)

 National Asset
Management Agency

 Deloitte

DEVELOPMENT OVERVIEW

- ▶ Total site area of approx. 1.52 hectares (3.75 acres)
- ▶ Located in a popular and well established location, north of Stepside Village and south of Sandyford Village
- ▶ Full planning permission for 61 residential units (35 houses, 18 apartments and 8 duplex units)
- ▶ Tranquil location set against the backdrop of the Dublin Mountains with Marlay Park located within a short distance
- ▶ Wide range of amenities and services locally, including Dundrum Town Centre
- ▶ Rosemount School, St. Marys National School and Gaelscoil Thaobh na Coille are all located within a short walk of the site
- ▶ Excellent accessibility – M50 (Junction 14), Dublin Bus routes and the Luas at Glencairn



Convenient and highly accessible location set against the backdrop of the Dublin Mountains

LOCATION

The site is located on the northern side of Village Road, approximately 150 metres east of the Enniskerry Road (R117) in Aikens Village. Aikens Village is located south of Sandyford Village and north of Stepside Village, in a popular and well established location in South Dublin. This tranquil location, set against the backdrop of the Dublin Mountains benefits from a host of amenities and services locally with Dundrum Town Centre, Irelands largest Shopping Centre situated approx. 3km north of the property. Additionally, Marlay Park, a suburban park situated over 300 acres provides an invaluable amenity in the

area. Rosemount School, St. Marys National School and Gaelscoil Thaobh na Coille are all located within a short walk, while a number of other schools are located within easy reach of the site.

The site benefits from excellent accessibility with the M50 (Junction 14) and the Luas at Glencairn both located within 1 km while a number of Dublin Bus routes (route 44, 47, 114, 118) serve the area and provide access to Dublin City Centre and surrounding suburbs.

DESCRIPTION

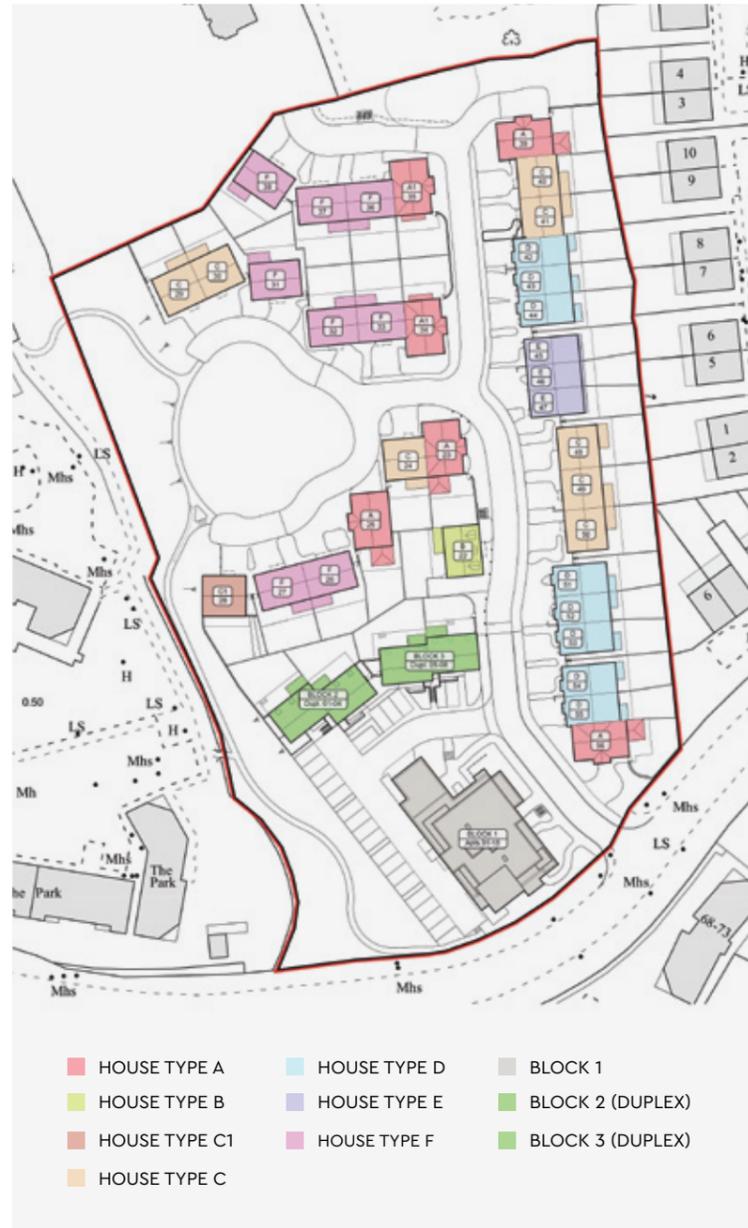
The property comprises a regular shaped site extending to approximately 1.52 hectares (3.75 acres). No buildings currently occupy the site which benefits from approximately 85 metres of frontage to Village Road where access is also provided to the site.

The surrounding area primarily comprises mature one off housing and new mixed use high density development. The site itself is bounded by the Belmont housing development to the east and the Clon Burgh apartment complex to the west.

ZONING

Under the Dun Laoghaire-Rathdown County Development Plan 2016-2022, the majority of the site is zoned Objective A which may be defined as “to protect and/or improve residential amenity”. Residential is the primary permitted in principle use while a number of other uses are open for consideration.

There is a small portion (approx. 0.3 acre) of the site zoned Objective F which may be defined as “to preserve and provide for open space with ancillary active recreational amenities”. Uses permitted in principle under this portion of the site include Open Space, Community Facility, Cultural Use and Sports Facility.

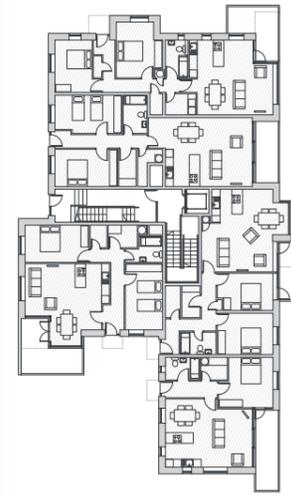


Zoning Map (Extract from the Dun Laoghaire-Rathdown County Development Plan 2016-2022)

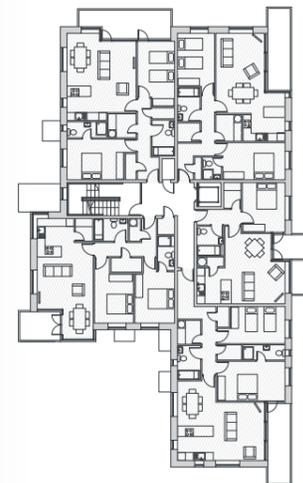


OSI Map (Approximate outline for identification purposes only)

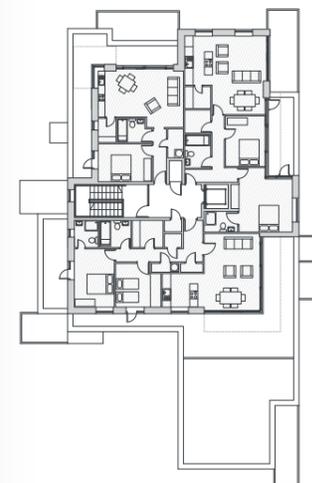
APARTMENT PLANS



Ground Floor



First/Second Floor



Third Floor

TOWN PLANNING

Planning permission (D16A/0393) was granted by Dun Laoghaire Rathdown County Council on the 18th January 2017 (subject to conditions) for a scheme of 61 residential units (35 houses, 18 apartments and 8 duplex units). The following schedule of accommodation provides a summary of the permitted scheme;

SCHEDULE OF HOUSES

House Type	Unit Style	No. of Bedrooms	Average Sq M	Average Sq Ft	No. of Units
A	End Terrace	4	147	1581	4
A1	End Terrace	4	139	1496	2
B	Semi Detached	4	164	1765	1
C	Terrace/Semi Detached	3	120	1286	8
C1	Detached	4	167	1802	1
D	Terrace	3	111	1197	8
E	Terrace	3	134	1445	3
F	Semi Detached	3	124	1339	8
Total					35

SCHEDULE OF APARTMENTS - BLOCK 1

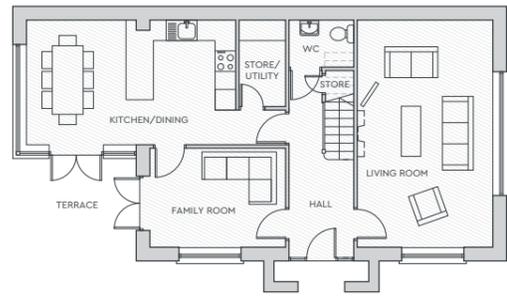
Unit No.	Floor	No. of Bedrooms	Average Sq M	Average Sq Ft
1	Ground	2	81.6	878
2	Ground	2	86.4	930
3	Ground	2	79.6	857
4	Ground	1	60.1	647
5	Ground	2	81.1	873
6	First	2	83.9	903
7	First	2	82.5	888
8	First	1	54.1	582
9	First	2	90.4	973
10	First	2	81.1	873
11	Second	2	83.9	903
12	Second	2	82.5	888
13	Second	1	54.1	582
14	Second	2	90.4	973
15	Second	2	81.1	873
16	Third	1	53.2	573
17	Third	2	88.9	957
18	Third	2	86.6	932
Total				18

SCHEDULE OF DUPLEX UNITS - BLOCK 2 & 3

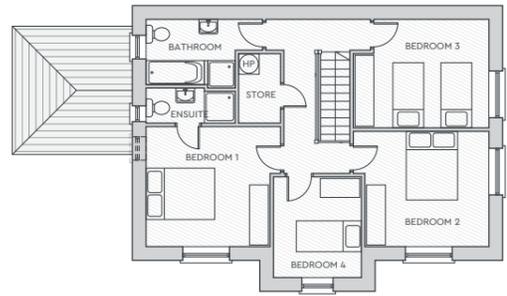
Unit No.	Floor	No. of Bedrooms	Average Sq M	Average Sq Ft
1	Ground	1	51.7	556
2	Ground	1	53.3	574
3	First/Second	3	124.1	1336
4	First/Second	3	124.1	1336
5	Ground	1	53.3	574
6	Ground	1	53.3	574
7	First/Second	3	124.1	1336
8	First/Second	3	124.1	1336
Total				8

FLOOR PLANS

HOUSE TYPE A

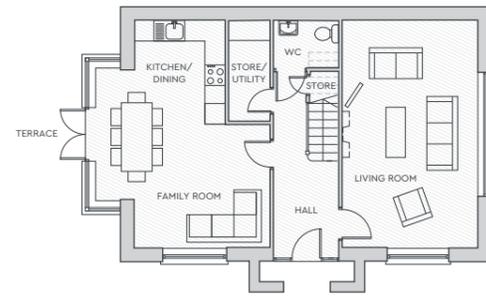


Ground Floor

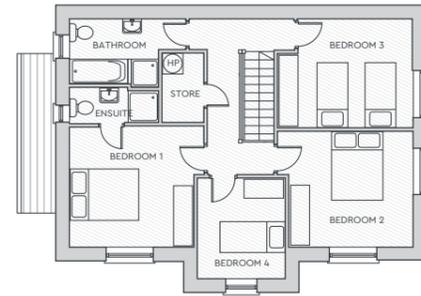


First Floor

HOUSE TYPE A1

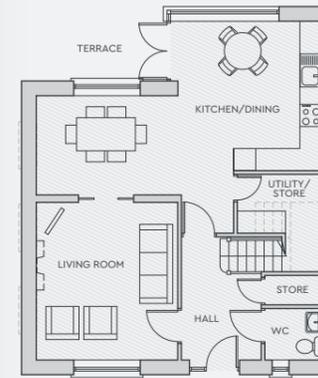


Ground Floor



First Floor

HOUSE TYPE C

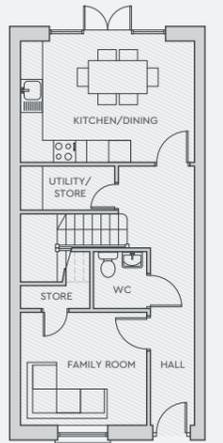


Ground Floor



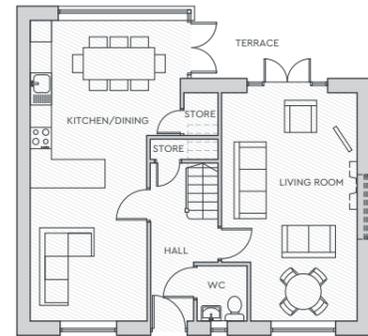
First Floor

HOUSE TYPE E

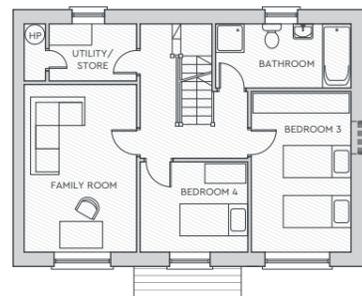


Ground Floor

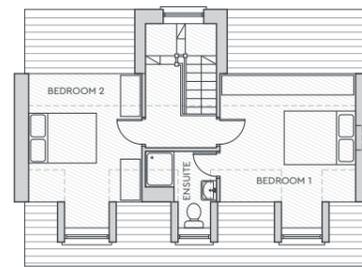
HOUSE TYPE B



Ground Floor

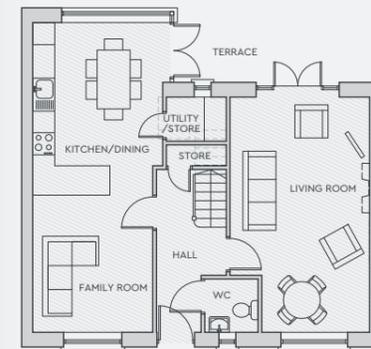


First Floor

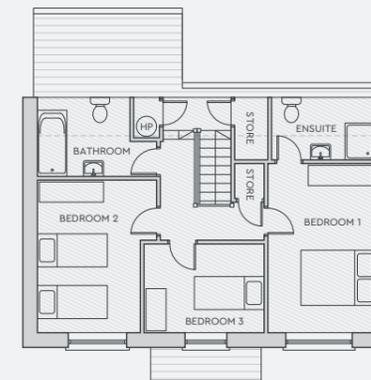


Second Floor

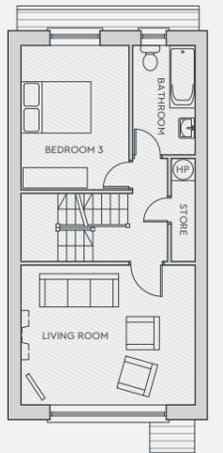
HOUSE TYPE F



Ground Floor

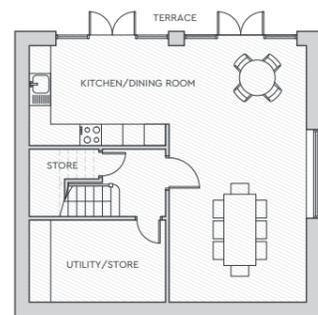


First Floor



First Floor

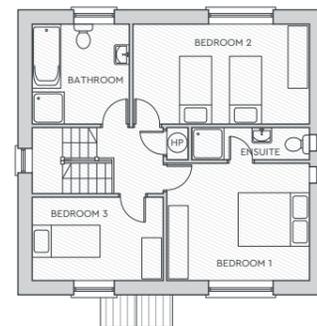
HOUSE TYPE C1



Ground Floor

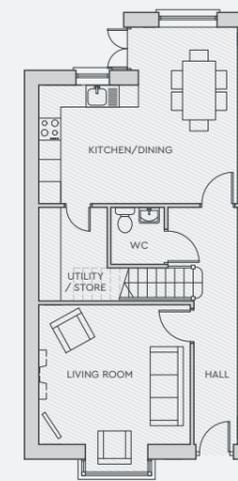


First Floor

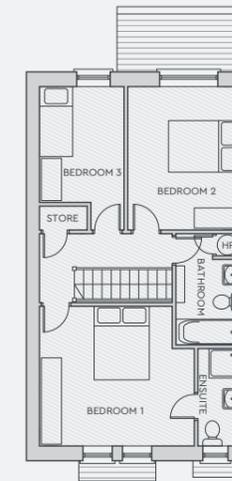


Second Floor

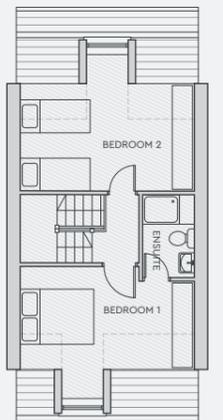
HOUSE TYPE D



Ground Floor



First Floor



Second Floor

