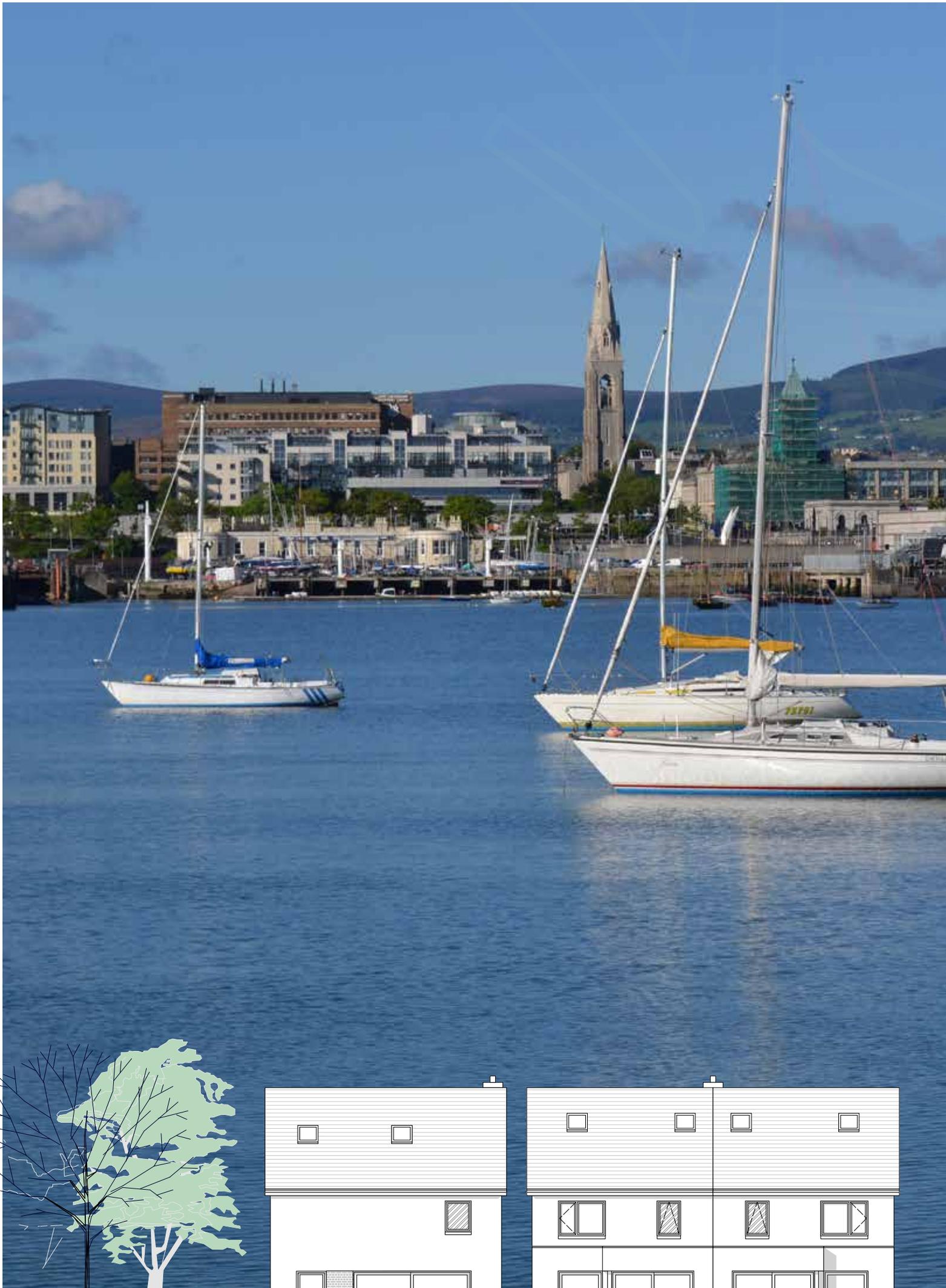




WOODLANDS
WOODLANDS DRIVE, DUN LAOGHAIRE

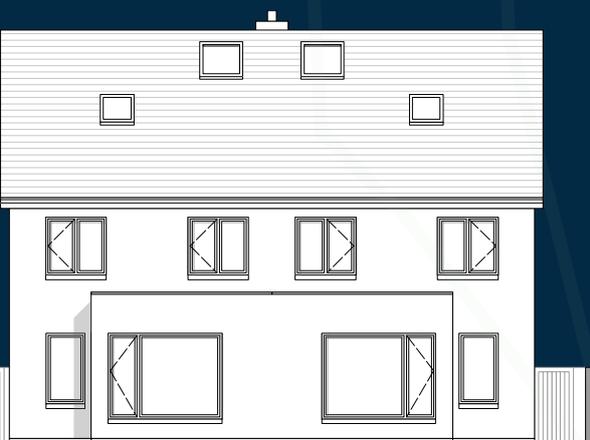
vincent
FINNEGAN





woodlands

DUN LAOGHAIRE



EXCLUSIVE OPPORTUNITY

The development

Woodlands Drive is an exciting opportunity for builders and developers to access the very highly regarded and well established south Dublin residential market. This exclusive site comprises approximately a quarter of an acre and has full planning permission for only 5 spacious family homes. Thoughtfully designed by Extend.ie, one of Dublin's most progressive architectural firms, these contemporary modern homes consist of 3 similar house types, designed with exemplary attention to detail and each house will deliver reliable and highly attractive energy efficient levels with bright well proportioned rooms, with off street parking for 2 cars and enclosed private rear gardens.

Location

Situated in a mature residential area Woodlands Drive benefits from every conceivable amenity on its doorstep. Killiney Shopping Centre is just a few minutes walk, there are 6 primary schools within 2km and some of south Dublin's most prestigious secondary schools are located in close proximity. Superb sporting facilities including Killiney Golf Club, Seapoint Rugby Club, Cuala GAA and Cabinteely FC are all within easy reach. Dun Laoghaire with its shopping and numerous sailing clubs, Killiney beach and the heritage village of Dalkey are a short distance away.

Transportation

Woodlands Drive boasts easy access to the N11 (600m), QBC and the M50. The area is serviced by several bus routes including the 7, 7a, 7b, 111 & 45A providing links to the surrounding area and Dublin City Centre. The Dart and Luas are both only 5 minutes drive.

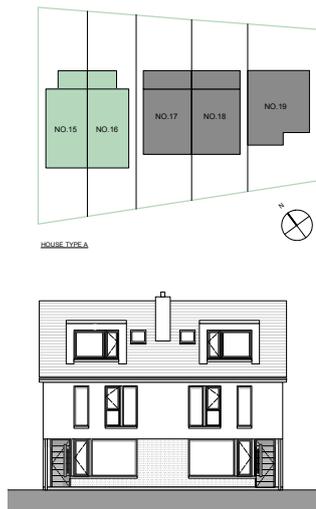
WOODLANDS SITE PLAN



PROPERTY TYPES

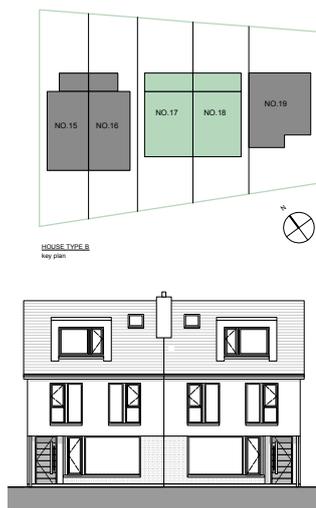
Type A Semi detached House

- Ground floor, Living room, guest toilet, open plan kitchen diner living room & utility
- First floor, 2 bedrooms one en-suite, family bathroom, study
- Second floor master bedroom with en-suite and walk-in wardrobe



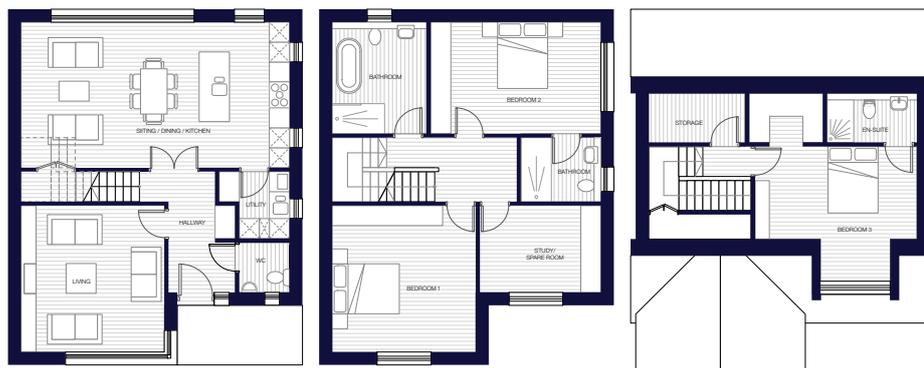
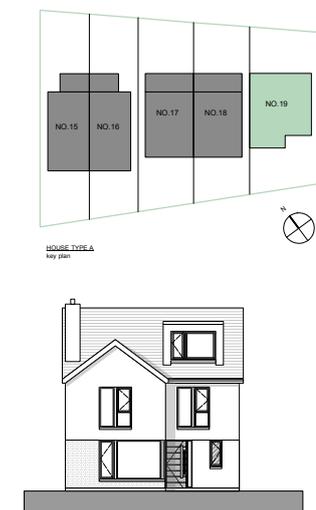
Type B Semi detached House

- Ground floor, Living room, guest toilet, kitchen diner living room & utility
- First floor, 2 bedrooms, family bathroom, study
- Second floor master bedroom with en-suite and walk-in wardrobe



Type C Detached House

- Ground floor, Living room, guest toilet, kitchen diner & utility
- First floor, 2 bedrooms, family bathroom, study
- Second floor master bedroom with en-suite and walk-in wardrobe



The scheme comprises a mix of sizes ranging from 154-180m² as follows:

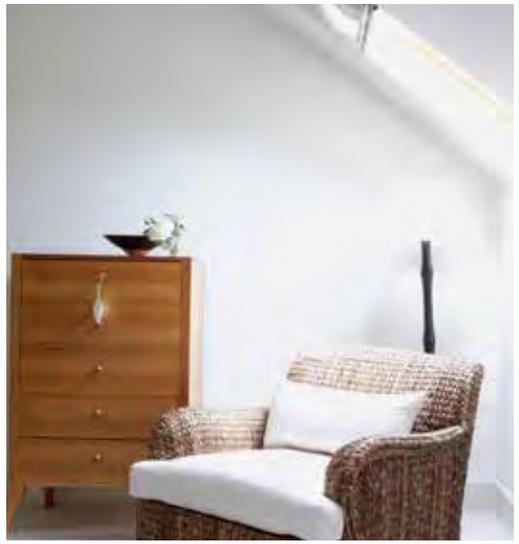
| PROPERTY NO. | TYPE | BEDROOMS | SIZE |
|--------------|------------------------|----------|-------------------|
| 15 | A: Semi-detached house | 3+ study | 158m ² |
| 16 | A: Semi-detached house | 3+ study | 158m ² |
| 17 | B: Semi-detached house | 3+ study | 154m ² |
| 18 | B Semi-detached house | 3+study | 154m ² |
| 19 | C: Detached house | 3+ study | 180m ² |



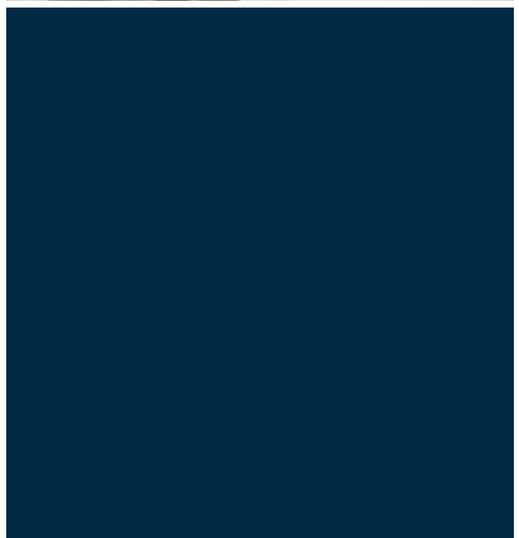
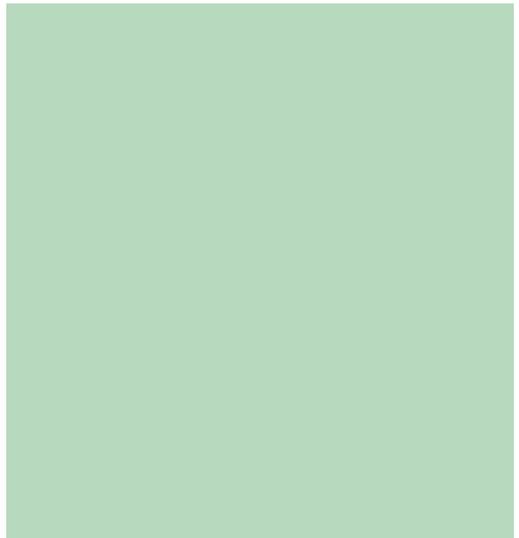
SITE FOR SALE - Developer Information

- 0.108 hectares
- No Part V
- FPP ref D19A/0050 Granted August 2019
- All main services on site
- Easily developed site
- Mature, settled residential area, close to schools shops and leisure amenities
- Well serviced by public transport.
- Affluent population in immediate area





Woodlands presents
an excellent opportunity to
purchase high spec homes in
Dun Laoghaire South Co. Dublin,
a leafy coastal location
synonymous with fine living.



37 years experience selling properties for private individuals, financial institutions and developers. We are completely geared to handle all aspects of your project's sales and marketing needs.

THE VINCENT FINNEGAN TEAM



JOHN MAGUIRE | SCS1

John has some 30 years experience as a Chartered Surveyor working throughout Ireland and the United Kingdom. He has advised on shopping centres, neighbourhood schemes, city centre and suburban offices, industrial, development projects and others. John has acted for investors and developers in Ireland and throughout Europe acquiring, developing and disposing of finished projects. He advises on landlord and tenant valuations for new leases, rent review and lease renewal. He has prepared valuation reports for and attends court as an expert witness.



VINCENT FINNEGAN

Vincent Finnegan is managing director of VFL and has worked in the property sector for 25 years. Since becoming MD in 2003 Vincent has grown the residential and commercial departments from dealing with 30 – 40 properties a year to 500-600 properties a year in addition to promoting the professional services, property management and valuation departments for acquisition, advice on redevelopment, agency, new leases, disposals and active asset management. Vincent is a strong business development professional with an approachable win win mindset, dedicated to leading his company and team to their full potential as to be best positioned to advise and serve all their clients.



DARAGH O' ROURKE

Daragh O'Rourke is a Chartered Surveyor at Vincent Finnegan Commercial Ltd. Commencing his professional career at MV Gartlan Ltd. he gained experience in general agency and land sales/acquisitions, becoming partner and managing director of Gartlan O'Rourke Ltd from 2008 to 2018. He has represented, acted and provided valuations for both public and private companies, housing associations, court services, local councils, and a wide range of financial institutions. Daragh is a member of the Society of Chartered Surveyors Ireland and the Royal Institute of Chartered Surveyors.



STAURT WALKER | BSC

With some 45 years experience Stuart has been responsible for the sale and acquisition of some of the most prestigious properties in Ireland. He has acquired sites, advised on development potential and worked closely with clients on projects from acquisition, development and disposal. A former director of Ganly Walters from 1995 Stuart then became a consultant to Knight Frank. He specialises in sales, acquisitions and development opportunities.

DUN LAOGHAIRE
TOWN CENTRE

PARK POINTE
SHOPPING CENTRE

GLASTHULE
VILLAGE

GLENAGEARY
DART STATION

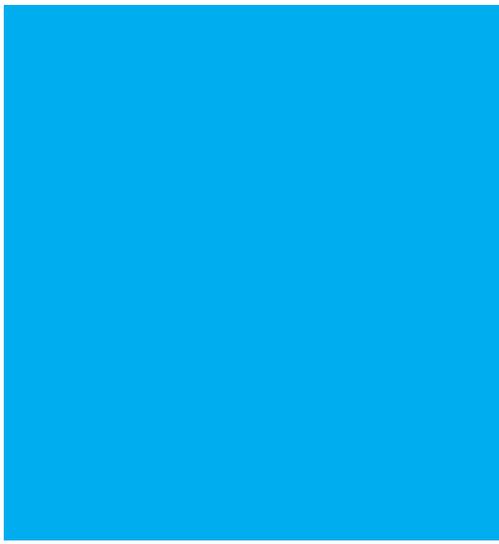
SANDYCOVE



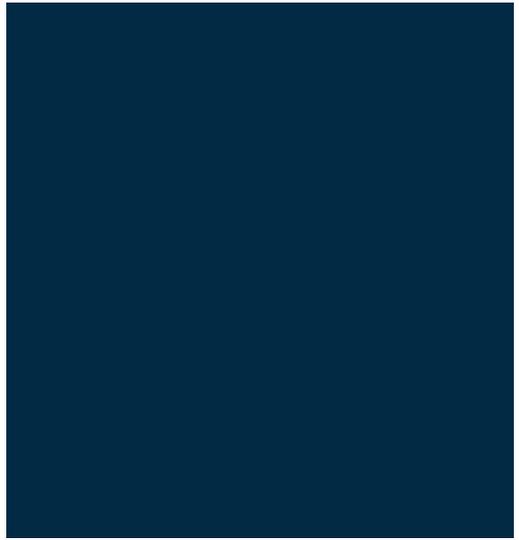
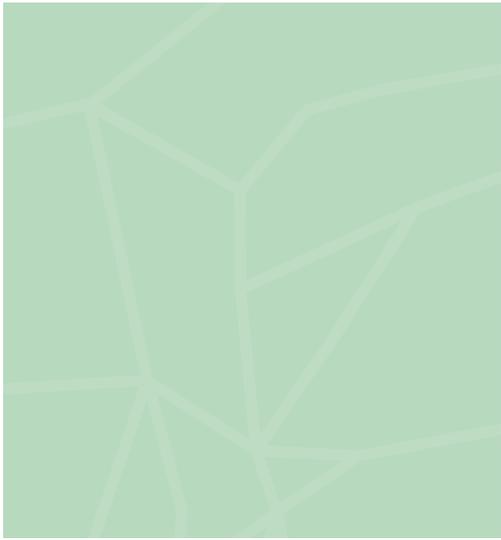
Aerial photography indicative purposes only

OUR EXCLUSIVE DEVELOPMENTS





Woodlands enjoys a prime location with a wealth of outdoor amenities and recreational pursuits on its doorstep.





vincent **FINNEGAN**

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