

FOR SALE BY PRIVATE TREATY

DEVELOPMENT
LANDS AT
FERNDALE ROAD

RATHMICHAEL, CO. DUBLIN



DEVELOPMENT LANDS AT FERNDALE ROAD

RATHMICHAEL, CO. DUBLIN

LOCATED IN ONE
OF SOUTH DUBLIN'S
MOST SOUGHT
AFTER RESIDENTIAL
LOCATIONS

3.077^{HA}
(7.603 ACRES) APPROX.

*Excellent Residential
Development
Opportunity (FPP)*



Boundaries for illustrative purposes only



SUMMARY

Superb development opportunity with Full Planning Permission for 10 detached houses ranging in size between approx. 3,875 sq ft to 5,167 sq ft.

Pivotal position along Ferndale Road, one of South Dublin's most sought after residential locations.

The holding extends to approx. 3.077 hectares (7603 acres) comprising greenfield site that is irregular in shape.

Opportunity to deliver a truly contemporary scheme that will offer the highest level of residential living in the beautiful landscape of Rathmichael.

Zoned Objective A - Residential.

Excellent accessibility with the M50 motorway, Cherrywood Luas Stop and Shankill DART Station all located within a short drive.

Boundaries for illustrative purposes only



LOCATION

Located approx. 13km south of Dublin City Centre, the subject property is situated on Ferndale Road in Rathmichael, an affluent suburb characterised by extensive tracts of low-density dwellings, with large houses and gardens interspersed with open areas. It rises to the west towards the hill of Carrickgollogan in the foothills of the Dublin Mountains.

This exceptional residential site is situated within close proximity to the picturesque village of Shankill which offers an array of amenities including a selection of boutique shops, restaurants pubs and cafes as well as a school and sports clubs making it an attractive residential location.

The M/N11 and M50 motorways are conveniently located within a few minutes drive of the development site and Shankill DART Station is positioned within approx. 2km northeast of the site. The Green LUAS line extension, which terminates in Cherrywood is also located a short drive away. Dublin Bus routes 7b and 145 connect Rathmichael with the city centre.

This unique location provides the best of both worlds with the privacy and tranquility of country living whilst being located within close proximity to the hustle and bustle of Dublin City Centre.

DESCRIPTION

The subject site has an area of approx. 3.077 hectares (7.603 acres) and located on the west side of Ferndale Road, 2 km west of Shankill village centre. The irregular shaped site has a frontage of approx. 96.5 meters on Ferndale Road. The topography of the site is such that the site slopes from west to east with a noticeable gradient fall from the rear of the site towards the entrance at Ferndale Road.

Situated on a hillside on Rathmichael's exclusive Ferndale Road which is known for its large detached houses on even larger private sites, the subject property is a private 7.6 acre site on the former grounds of Shankill House.

Beyond Shankill House and to the west, east and south are the existing low-density residential enclave developments of Rathmichael Haven, Rathmichael Dales and off the laneway to the south is Hillfield.



Site Plan as per planning permission Ref.: D15A/0403
(Identification purpose only)



CGI of House Type 1



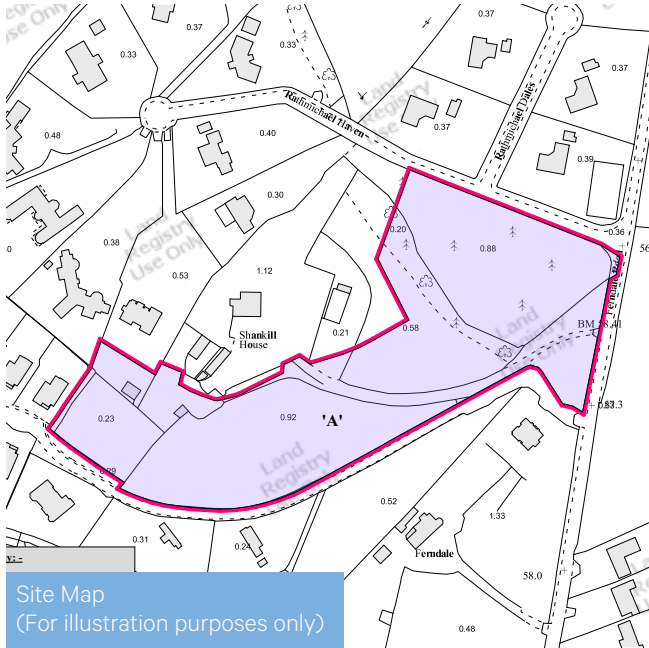
CGI of House Type 4A



CGI of House Type 6



Zoning Map



Site Map
(For illustration purposes only)



CGI of House Type 4

TOWN PLANNING

ZONING

Under the Dun Laoghaire Rathdown County Development Plan 2016 - 2022 the subject site is zoned 'Objective A Residential' - 'to protect and or improve residential amenity'.

The subject site does not contain a Protected Structure. However the site is adjoined to the west and north by the grounds of Shankill House, which is a protected structure.

PLANNING PERMISSION

The subject site has the benefit of a full grant of planning permission (Planning Ref: D15A/0403) for the construction of 10 no. 5-bed, 2-3 storey detached houses ranging in size from approx. 360 sq m (3,875 sq ft) to 480 sq m (5,167 sq ft) and boundary treatments including provision of a boundary around the curtilage of Shankill House.

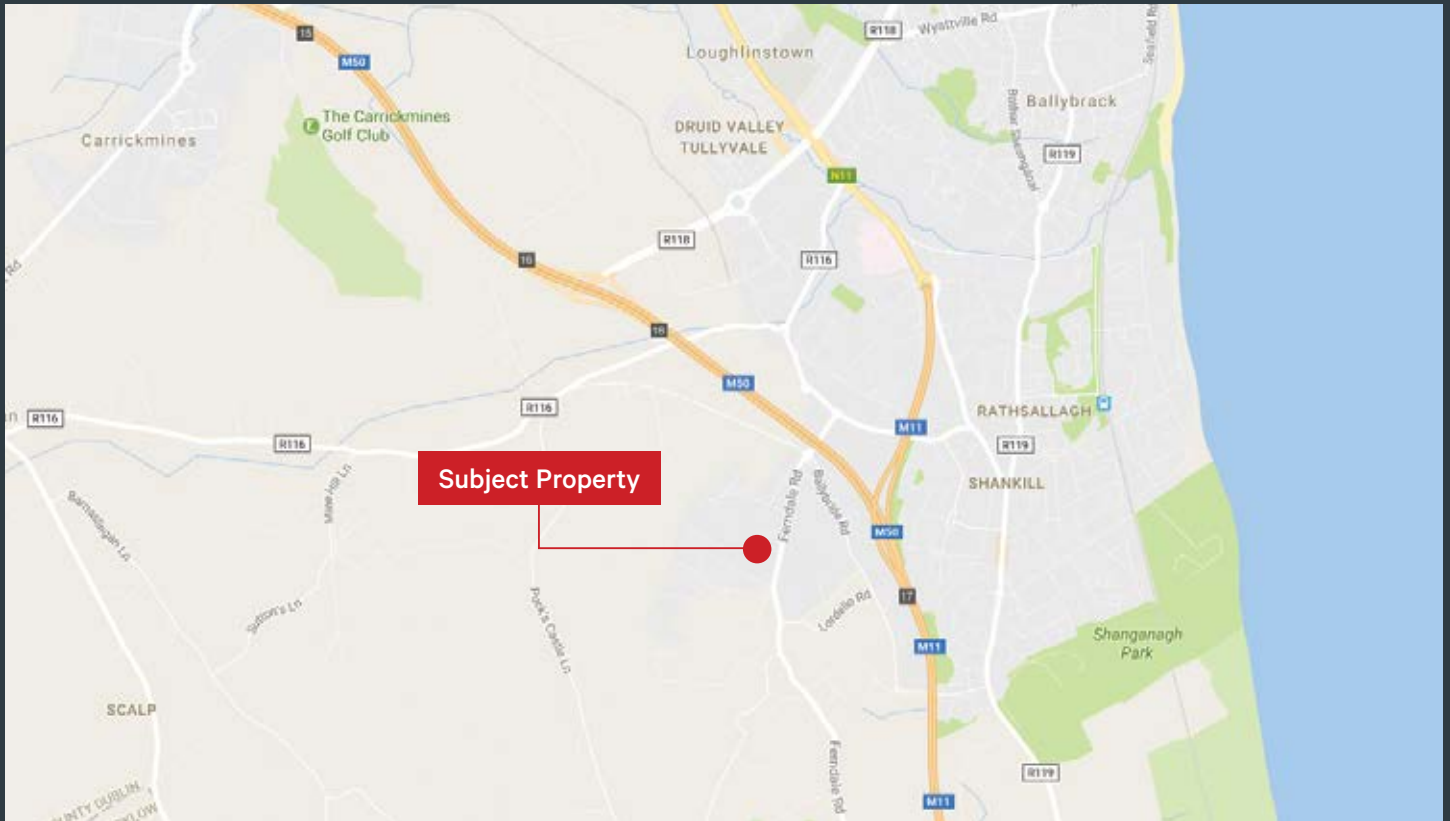
All relevant planning information and planning history on these lands should be reviewed by interested parties on Dun Laoghaire Rathdown County Council's website.

SCHEDULE OF ACCOMMODATION

(Ref: D15A/0403)

Unit Type	Unit Style	No. of Beds	House (sq.m)	Garage (sq.m)	Total (sq.m)	Total (sq.ft)
Type 1	Detached 2 Storey	5	479.96	7360	553.56	5,958.52
Type 1A	Detached 2 Storey	5	479.96	7360	553.56	5,958.52
Type 2	Detached 2 Storey	5	402.64	7360	476.24	5,126.25
Type 2A	Detached 2 Storey	5	402.64	7360	476.24	5,126.25
Type 3	Detached 2 Storey	5	387.96	38.70	426.66	4,592.57
Type 4	Detached 2 Storey	5	420.54	7360	494.14	5,318.92
Type 4A	Detached 2 Storey	5	420.55	7360	494.15	5,319.03
Type 5	Detached 2 Storey	5	436.94	7360	510.54	5,495.45
Type 6	Detached 2 Storey	5	416.40	7360	490.00	5,274.36
Type 7	Detached 3 Storey	5	359.75	7360	433.35	4,664.58
TOTAL			4,207.34	701.10	4,908.44	52,834.45

Floor Areas are approximate.



FURTHER INFORMATION

TITLE

We are advised that the property is held freehold. Full details on title can be made available by the vendor's solicitors.

SERVICES

We understand that all the main services are available to the lands, however all interested parties are required to satisfy themselves in relation to the availability of and adequacy of services.

FURTHER INFORMATION & VIEWINGS

Savills have prepared an information pack for the sale of subject lands, which is available upon request.

Viewings are to be arranged strictly by appointment through Savills.



SAVILLS IRELAND
Development Agency
& Consultancy,
33 Molesworth Street,
Dublin D02 CP04
www.savills.ie

CONTACT

Mark Reynolds
Director
Development Agency & Consultancy
+353 1 618 1326
mark.reynolds@savills.ie
PSRA Licence No. 002233-002920

Johnny Hanrahan
Senior Surveyor
Development, Agency & Consultancy
+353 1 618 1433
Johnny.hanrahan@savills.ie
PSRA Licence No. 002233-007216

Anneliese Charlesworth
Surveyor
Development & Consultancy
+353 1 618 1375
anneliese.charlesworth@savills.ie
PSRA Licence No. 002233-006481

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.