

For Sale

# VFI House on 0.75 Acres/0.304 Ha Castleside Drive, Rathfarnham.

Prime residential development opportunity

vincent  
**FINNEGAN**  
commercial



BER D2

## FEATURES

- Site Area: 303 ha/0.75 Acres
- Zoning: Existing Residential – SDCC Development Plan 2022-2028
- Feasibility Report: Potential for 10 large houses or 35 apartments
  - Current Use: Offices
- Partially tenanted: First floor occupied on a 4 year 9 month lease from 1 July 2023 (less than two years remaining) at €30,000 per annum
- \* Part of the ground floor let on a month to month tenancy at €33,000 per annum



## LOCATION

Situated immediately off Rathfarnham Road, opposite Rathfarnham Village and at the entrance to Castleside Drive, the site enjoys excellent accessibility and nearby amenities.

Rathfarnham Village, a 2-minute walk away, offers a wide range of cafés, shops, schools, and services. Rathfarnham Castle and its extensive publicly accessible parklands lie directly opposite.

Dundrum Town Centre (10 mins), Terenure Village (4 mins), the M50 motorway (8 mins), and Dublin City Centre (25 mins) are all easily accessible.

## DESCRIPTION

The existing property comprises a two-storey red brick office building dating from the mid-1980s, with an extension added in the late 1990s. The building sits centrally within the site and is surrounded on three sides by surface car parking. Access is provided by a vehicle entrance from Castleside Drive. We are informed that foul and surface water drainage runs through the rear of the site. Intending purchasers must satisfy themselves as to the availability of services.

## FEASIBILITY

Two feasibility-led residential schemes have been prepared by CK OMS Architects to demonstrate the potential development capacity of the site.

### OPTION 1 - FAMILY HOUSING SCHEME

- 10 no. five-bedroom houses
- Approx. 225 sq m per unit

This option delivers low-density, high-quality family housing suited to the established character of the area.

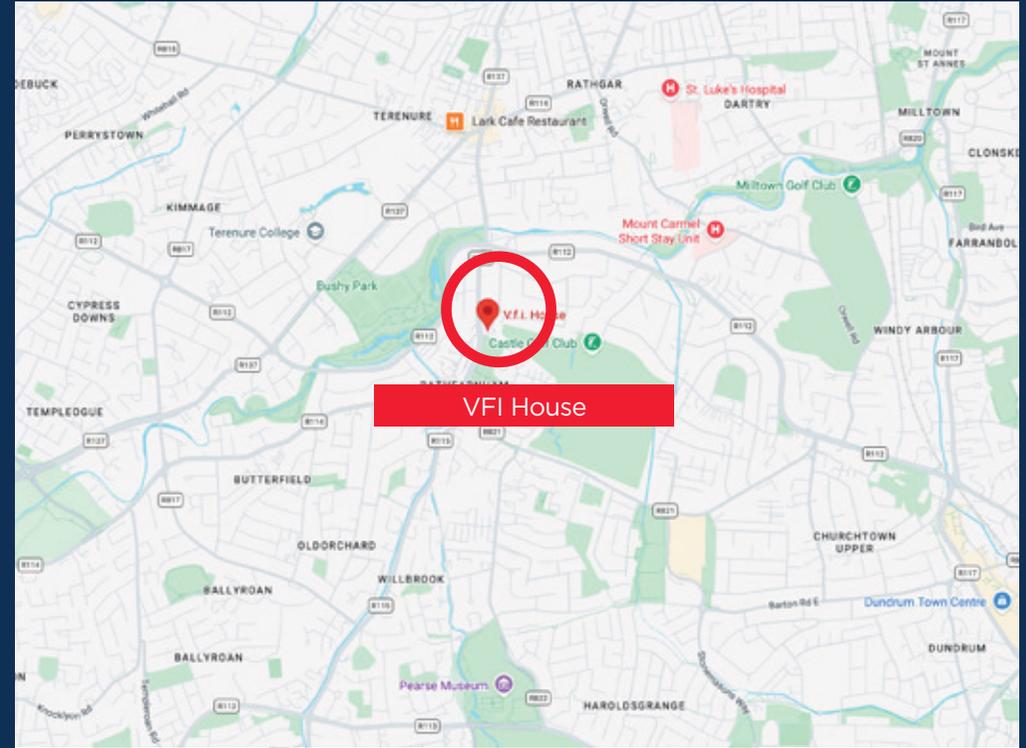
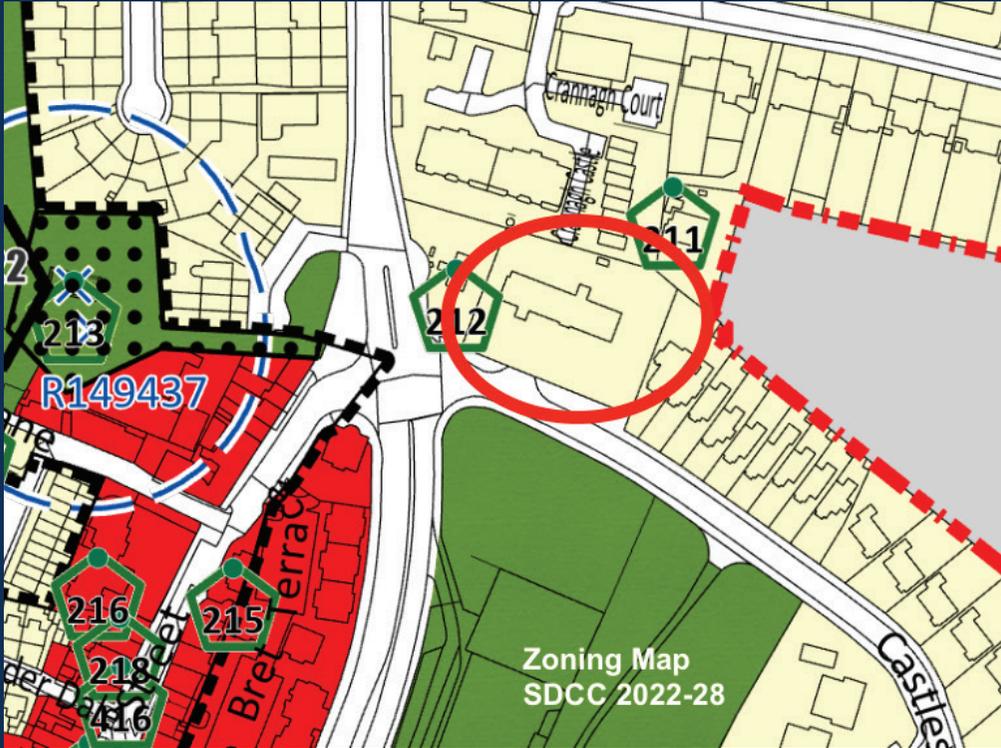


### OPTION 2 - APARTMENT SCHEME

- 35 generously sized apartments over four storeys
- Mix: 6 × 1-bed, 21 × 2-bed, 8 × 3-bed

This option maximises site efficiency and responds to strong demand for apartments in well-served suburban locations. The feasibility report detailing both options is available on request from the agents.





**SELLING AGENT**

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