

FOR SALE BY PRIVATE TREATY

126 LEINSTER ROAD, RATHMINES, DUBLIN 6
(INCORPORATING CIRCA 0.75 ACRE RESIDENTIAL SITE TO THE REAR)



- 126 Leinster Road comprises a listed building providing for six 2/3 bedroom self contained apartments with adjoining Coach House
- Currently producing circa €100,000 pa
- Access directly off Leinster Road with ample on-site car parking
- Undeveloped 0.75 acre site with access onto Grosvenor Place
- Prime development opportunity in a much sought after area, subject to planning permission
- Existing building suitable for conversion to magnificent family home



KELLY WALSH
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

BER EXEMPT

01.664.5500

www.kellywalsh.ie



Location Map Reference Only

LOCATION

The asset comprises a listed detached period dwelling located at 126 Leinster Road together with an adjoining site (comprising the rear of 125 Leinster Road) with access onto Grosvenor Place.

The main dwelling is located on the East side of Leinster Road. It is set back from the main road. The area to the front of the property has been laid out for car parking.

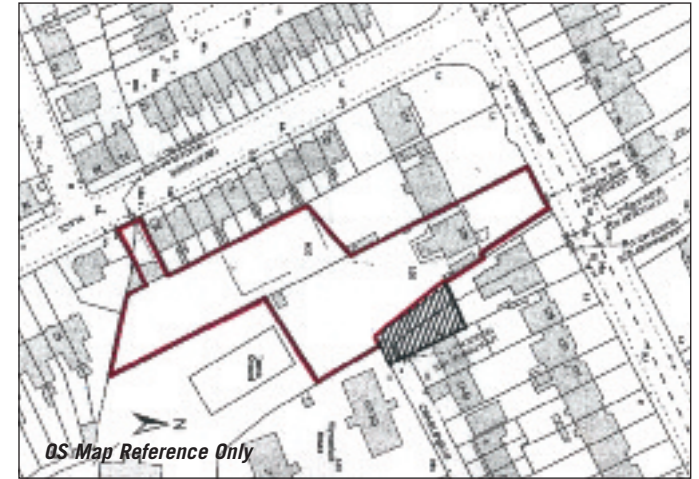
DESCRIPTION

The property comprises a three storey structure and has been converted into six apartments, two at each level. In addition there is a Coach House adjoining the main building.

Generally the accommodation and sizes of each unit is as follows. These measurements have been taken from plans provided and are subject to verification.

DESCRIPTION	SQ M	SQ FT
Apartment 1 Lower Ground	57	614
Apartment 2 Lower Ground	45	484
Apartment 3 Ground Floor	51	549
Apartment 4 Ground Floor	52	560
Apartment 5 First Floor	58	624
Apartment 6 First Floor	59	635
Coach House (126A)	55	592

**Estimate Only*



Generally speaking the units in the main house comprise 2/3 bedroom units. The Coach House known as 126A comprises a two storey structure and has three bedrooms.

We are informed that the units are achieving monthly rents ranging from €1,150 to €1,300 with a total annual income in the region of €100,000. The units are fully rented however we are informed no formal leases are in place.

There is a small garden/yard to the rear of the property. A timber fence divides the rear yard from the balance of the site.

The rear site is overgrown. It is irregular in shape and comprises part of the original rear gardens of 125 and 126 Leinster Road. An addition piece of land has been acquired to provide an access point out onto Grosvenor Place. This undeveloped portion of the site extends to approximately 0.75 Acres.

PLANNING

The site is zoned objective Z1 under the Dublin City Development Plan 2011-2017. The definition of this zoning objective is ***“To protect, provide and improve residential amenities”***.

The site formed part of a planning application for residential development. Planning Permission was granted for a residential scheme comprising 11 residential units in 3 Blocks as per Planning Application 4111/8 and amended as per An Bord Pleanála case reference PL29S.233294, subject to conditions.

This application comprised the subject site but also included a small portion of land not included in this sale, hatched black on the OS Reference Map above.

BER DETAILS

BER Exempt.

SERVICES

All mains services are available to the undeveloped portion of the site.

VIEWING

Strictly by prior appointment with the selling agent.

SALES AGENT

For more information and to arrange viewings please contact **Jeremy Kelly** at Kelly Walsh or by visiting www.kellywalsh.ie.

PSRA Licence No: 002885



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