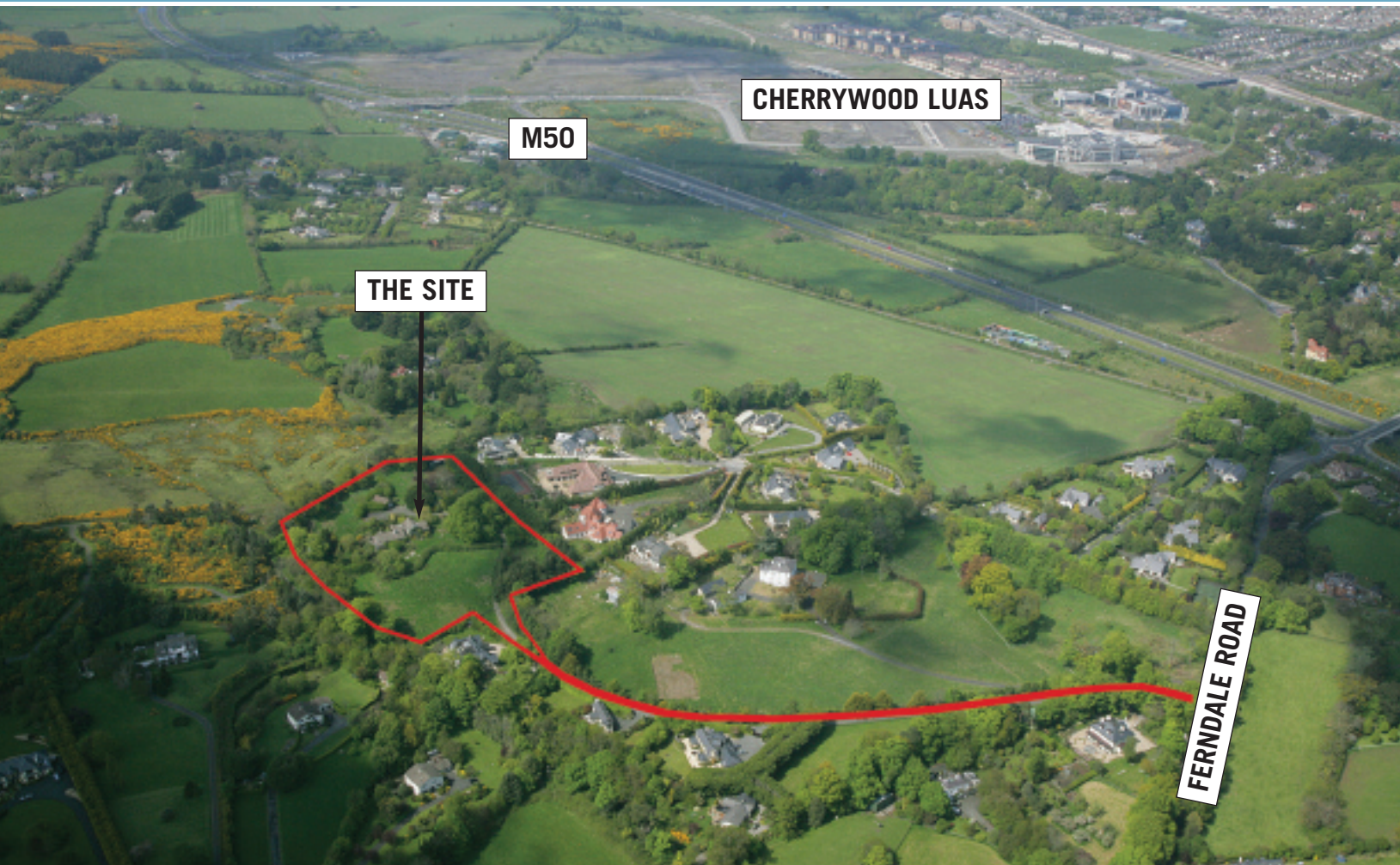


FOR SALE BY PRIVATE TREATY

MATURE 5.5 ACRE SITE, FERNDAL WOOD, FERNDAL ROAD, RATHMICHAEL, CO. DUBLIN



- Mature development site located in a prime South Dublin location
- Accessed via tree lined avenue off Ferndale Road
- Full planning permission for 11 detached homes
- Modern contemporary design with seven different house types.
- House types range in size from circa. 302sq.m to 370sq.m
- Existing derelict dwelling on-site
- Suitable for refurbishment/extension to provide for single dwelling on large private site



KELLY WALSH
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

01.664.5500

www.kellywalsh.ie



Access Gate off Ferndale Road

LOCATION

The site at Ferndale Wood is located off Ferndale Road in Rathmichael close to the junction of the M50 with the M11 Motorways. It adjoins, Rathmichael Haven, which provides for mainly large detached family homes and Shankill House which is a protected structure. All local amenities are situated within a short drive of the site.

DESCRIPTION

The site which extends to circa 5.5 acres is generally regular in shape and slopes gently from west to east giving attractive views over Killiney Bay. There is a derelict house extending to circa. 446sq.m on the site together with a detached garage, outhouses and tennis court.

It comprise an attractive elevated site with mature trees located throughout. Access is directly off Ferndale Road via a private driveway which serves four other properties. We are informed that the internal access road forms part of the land sale. A Management Company has been set up to maintain the road.

ZONING

The site is zoned for residential development under the Dun Laoghaire Rathdown Development Plan 2010-2016.

PLANNING HISTORY

Planning Permission was granted in November 2007 under planning reference D07A/0163 for the demolition of the existing dwelling house and the construction of 11 detached dwellings with garages and individual waste water treatment systems. The permission also allows for the widening and realignment of the internal access road. An extension of duration of permission was granted in February 2013 (D07A/0163/E).

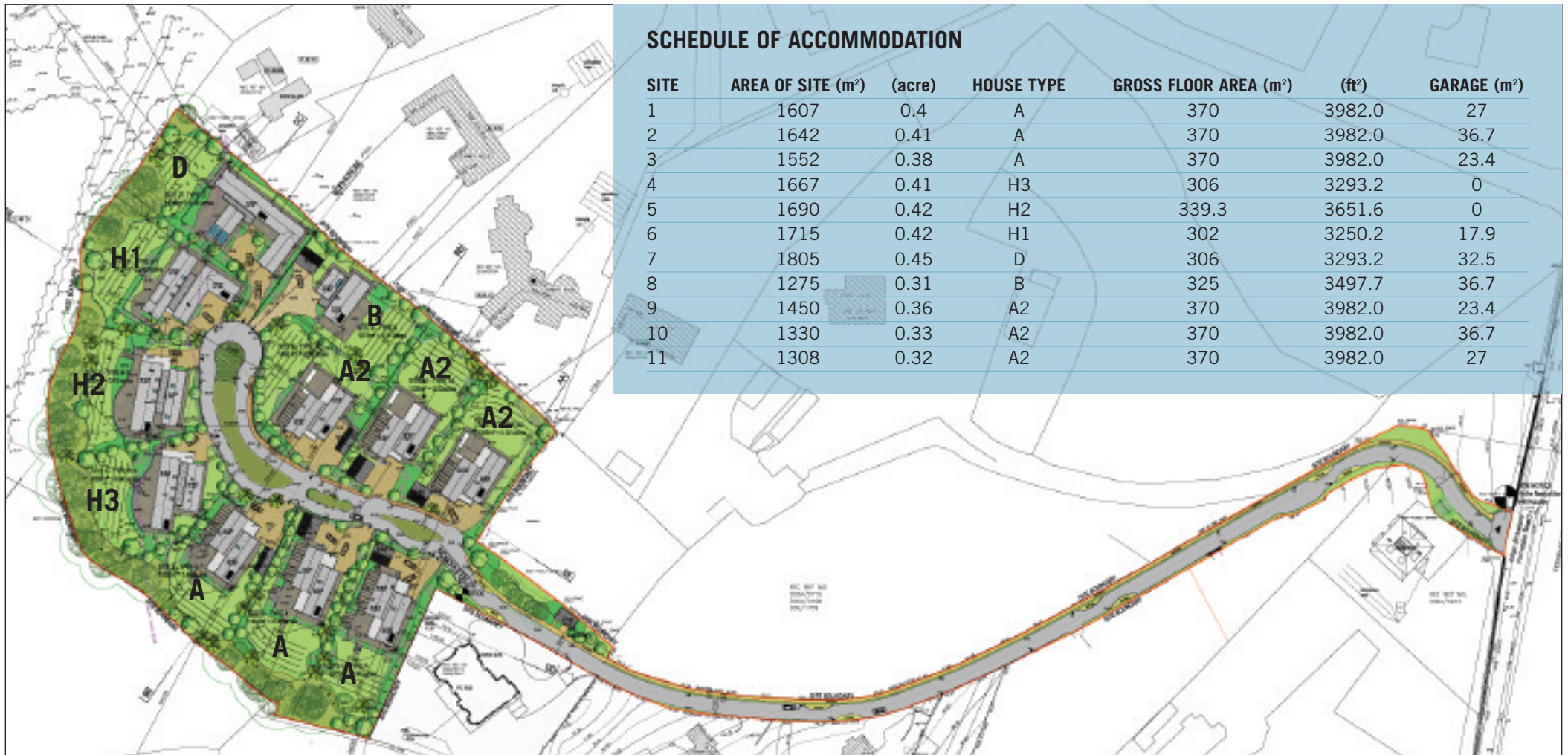
PROPOSED DEVELOPMENT

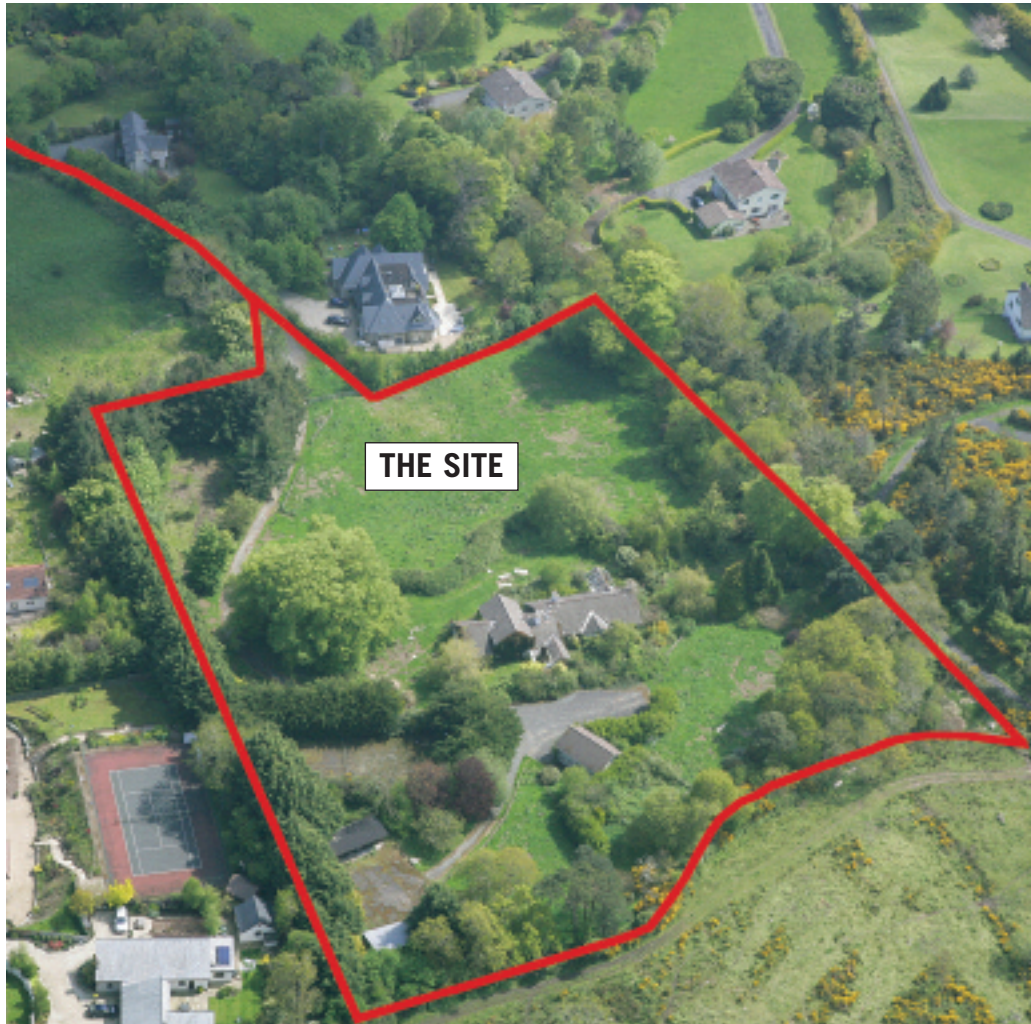
The planning permission provides for seven different house types ranging in size from circa. 302sq.m to 370sq.m on sites ranging from 0.31 acres to 0.45 acres.

There is permission for one single storey house, one dormer bungalow and one two storey house. There are a further six two storey, split level houses and two split level dormers. The houses have a modern contemporary design and the overall layout of the scheme has been designed to sit within the contours of the site topography and to maximise the views provided by the elevated position.



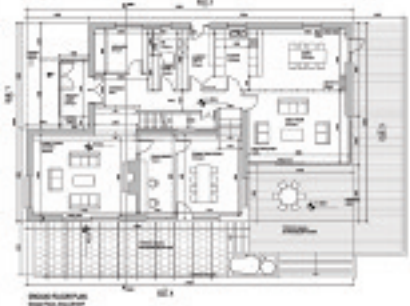
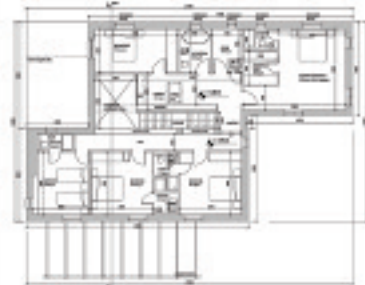
Access Avenue



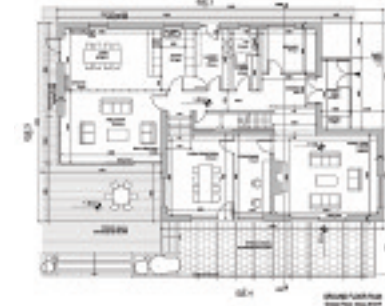
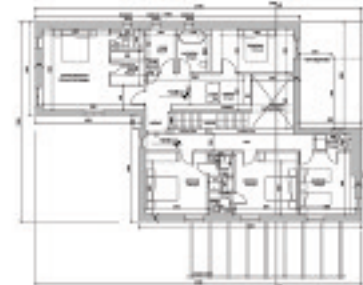




HOUSE TYPE A

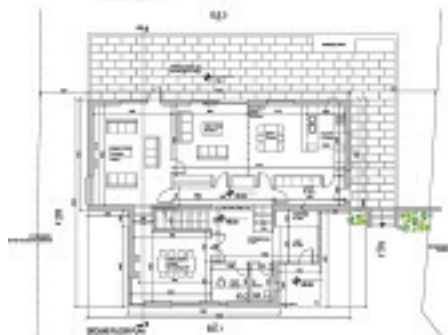
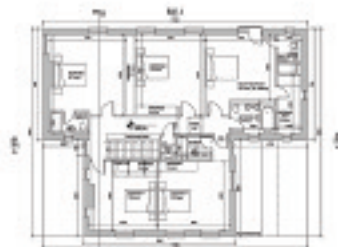


HOUSE TYPE A2

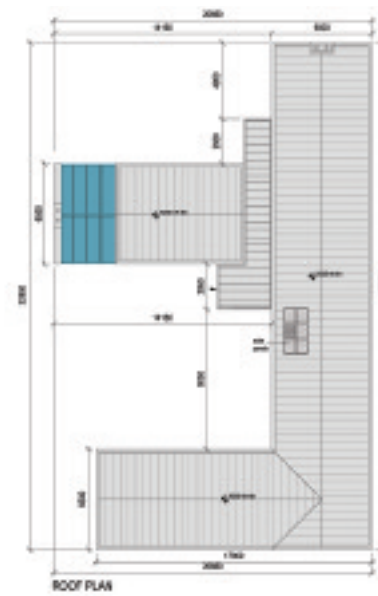
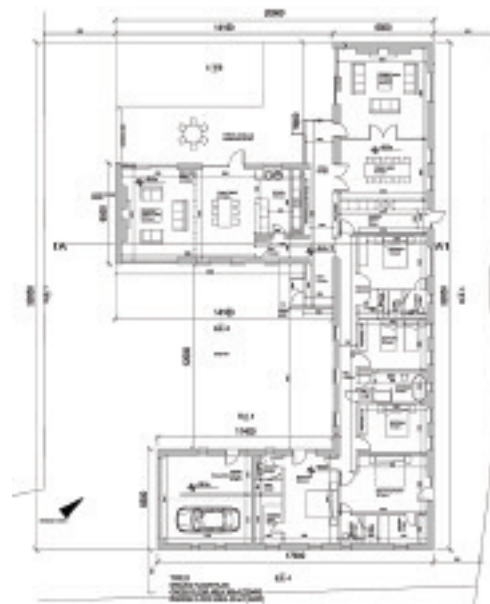




HOUSE TYPE B

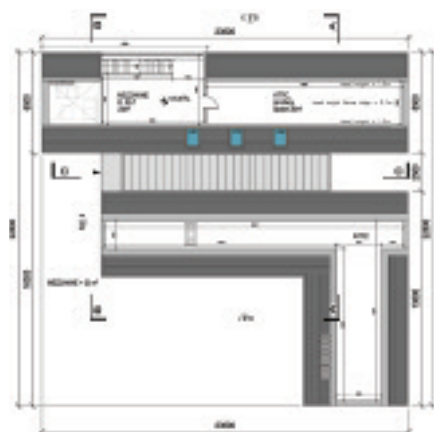


HOUSE TYPE D

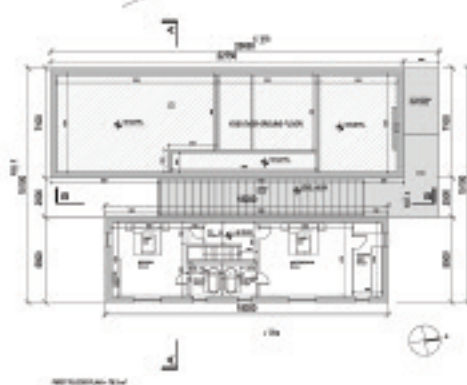
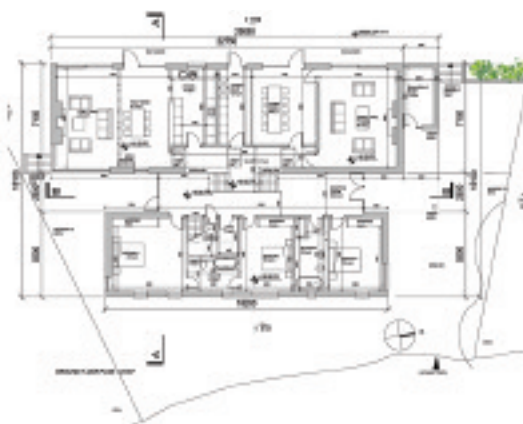




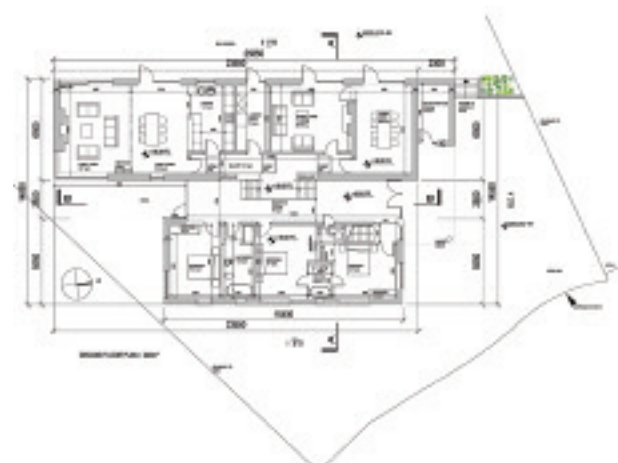
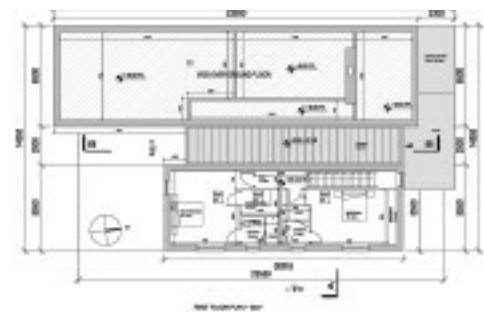
HOUSE TYPE H1

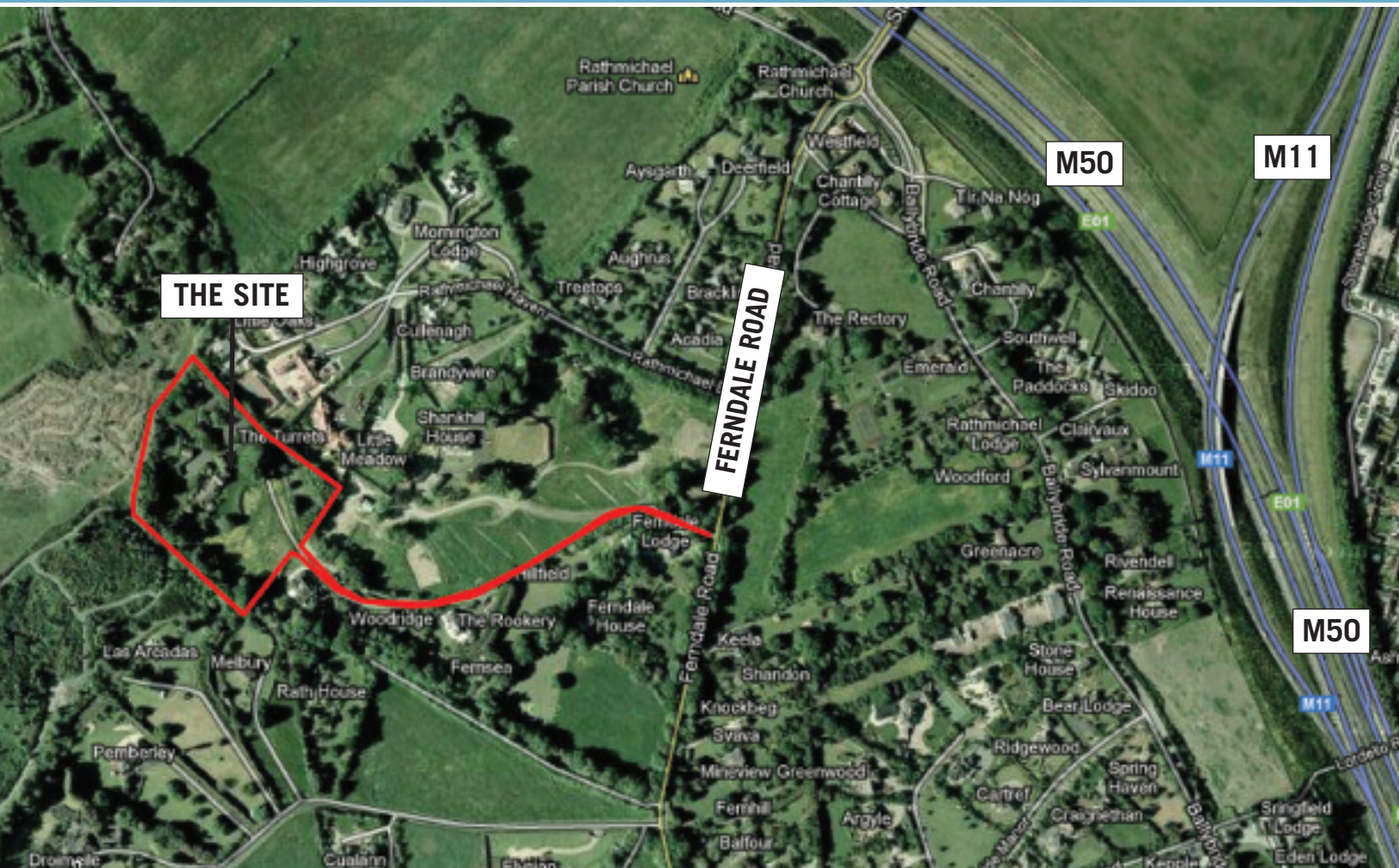


HOUSE TYPE H2



HOUSE TYPE H3





SERVICES

Individual Bio-cycle systems required.
Balance of services are mains.

PRICE

On Application.

VIEWING

Strictly by prior appointment.

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

 **KELLY WALSH**
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