

FOR SALE BY PRIVATE TREATY

130 RANELAGH, DUBLIN 6 (POTENTIAL FOR 5 HOUSES)



- Rare opportunity to acquire prime residential development site in the heart of Ranelagh Village
- Site extends to approximately 0.10 Ha / 0.25 acres
- Site has been cleared and is suitable for a small residential development – subject to planning permission'
- Frontage of approximately 16 meters onto the Ranelagh Road
- Site is zoned objective Z1 “To protect, provide and improve residential amenities” under the Dublin City Development Plan 2011 - 2017

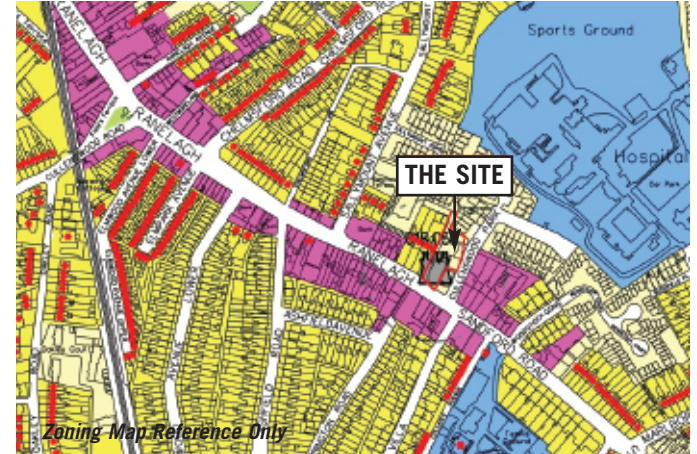
 **KELLY WALSH**
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

01.664.5500

www.kellywalsh.ie



LOCATION

Number 130 is located on the east side of Ranelagh Road, in the heart of Ranelagh Village. Ranelagh is an established and highly sought after commercial and residential address. The Village is a prime location with many retailers including Super Valu, Lidl and Tesco. Ranelagh is renowned amongst locals for its many restaurants including Tribeca, Milanos, Mario's and the Butchers Grill.

The area is easily accessible to all parts of Dublin City and is well served by public transport. Ranelagh is served by numerous bus routes namely the 11, 11a, 11b, 18, 44, 48a. The Ranelagh LUAS stop is a two minute walk of the site; it runs from St. Stephens Green to Carrickmines. There are a number of period houses on both sides of Ranelagh Road, which are in both residential and commercial use.

DESCRIPTION

The site is long and narrow with frontage onto Ranelagh Road. The frontage extends to approximately 16 meters onto the Ranelagh Road. We are informed that the site extends to 0.10Ha / 0.25 acres. The site has recently been cleared and is level throughout. Part of the site is a laneway which provides access to two mews building and rear access to no's 122-128 Ranelagh Road. The boundaries of the site are walled, with the exception of the boundary fronting onto the Ranelagh Road which is a palisade fence.

ZONING INFORMATION

Under the Dublin City Development Plan 2011-2017 the site is zoned Z1 'To protect, provide and improve residential amenities'. **Under this zoning objective the following uses are permissible:** Buildings for health,

safety and welfare of the public, Childcare facility, Community facility, Cultural/Recreational building and uses, Education, Embassy, residential, Enterprise centre, Halting site, Home based economic activity, Medical and related consultants, Open space, park and ride facility, Place of public worship, Public Service Installation, Residential, Shop(local), Training Centre.

The following uses are open for Consideration:

Bed and breakfast, Betting office, Car park, Civic and amenity/ recycling centre, Garden centre, Golf course and clubhouse, Embassy office, Hostel, Hotel, Industry (light), Live-work units, Media recording and general media associated uses, Petrol station, Pigeon lofts, Public house, Restaurant, Veterinary surgery.

ARCHITECTS SCHEMATICS

Available upon request.

VIEWING

Strictly by prior appointment with Kelly Walsh.

CONTACT

Further detail in relation to this land sale can be obtained from **Sarah McCarthy** or **Garvan Walsh** at Kelly Walsh. Email: sarah@kellywalsh.ie

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