

FOR SALE BY PRIVATE TREATY

PRIME DUBLIN RESIDENTIAL DEVELOPMENT SITE PORTFOLIO



- FOUR PRIME RESIDENTIAL SITES IN DUBLIN
- BEST DUBLIN LOCATIONS: CLONTARF, CRUMLIN, STILLORGAN AND DALKEY, PROVEN SELLING LOCATIONS
- SITES WITH FULL PLANNING, PREVIOUS GRANT OF PLANNING AND RESIDENTIAL ZONED LAND
- GREAT OPPORTUNITY FOR BUILD PROGRAMME FOR NEXT 4 YEARS

 **KELLY WALSH**
property advisors & agents

SALES AGENTS

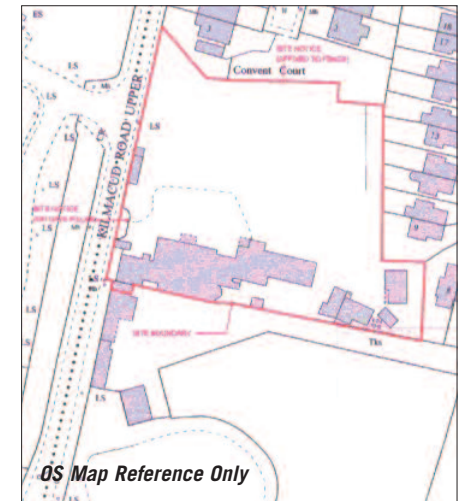
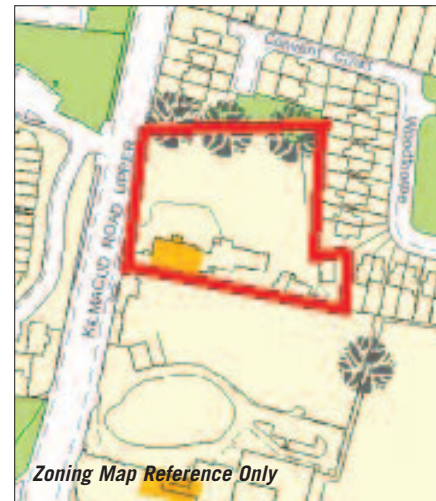
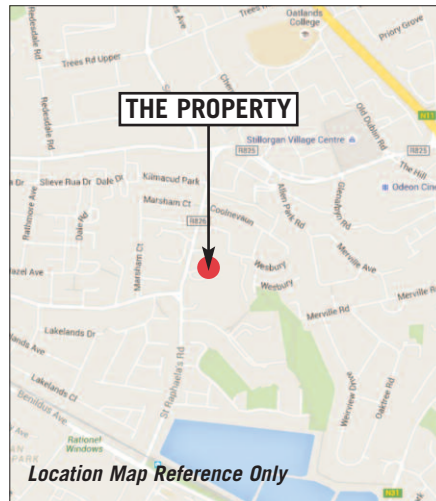
Kelly Walsh 15 Herbert Street, Dublin 2

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KILMACUD HOUSE UPPER KILMACUD ROAD CO. DUBLIN

- PRIME RESIDENTIAL SITE
- PREVIOUS GRANT OF PLANNING FOR 38 UNITS
- SUIT RESIDENTIAL DEVELOPMENT OR NURSING HOME
- 1.5 ACRES ZONED RESIDENTIAL
- GREAT SOUTH DUBLIN LOCATION CLOSE TO SCHOOLS, SHOPS AND TRANSPORT.



LOCATION

The property comprises of 0.60 hectares (1.5 Acres) and is located on the Upper Kilmacud Road, Co. Dublin. Kilmacud is one of the most sought after residential locations in South Dublin with many amenities nearby including the Stillorgan Shopping Centre Sandyford Business Park and numerous secondary schools.

DESCRIPTION

Kilmacud House is a protected structure and has a number of extensions built by the sisters of charity from the 1950's onwards. The existing house is currently in a deliberated state and was previously a refugee care centre. The property has access directly off the Upper Kilmacud Road and offers excellent development potential subject to planning.

PREVIOUS PLANNING HISTORY

There was previous grant of planning for the demolition of a number of extensions and the main house being retained to accommodate 5 luxury apartments and one townhouse with two new blocks of apartments/duplexes arranged in a formal courtyard.

The previous planning permission had been approved for 38 residential units (plan ref (D06A/0721 and PL06D.221544).

Housing feasibility study available on request.

BALFE ROAD CRUMLIN DUBLIN 12

- FULL PLANNING FOR 15 NEW UNITS AND 1 EXISTING UNIT BEING REFURBISHED
- EXCELLENT LOCATION IS SOUGHT AFTER AREA
- PROVEN SALES AREA AND STRONG RESIDENTIAL VALUES
- ZONED RESIDENTIAL WITH SERVICES ADJACENT



The property is bounded by housing to the west and south and the church car park to the east and north.

PLANNING PERMISSION

The site has a full grant of planning (plan ref. 6357/06) for 16 number of units as follows:

NO.	BEDS	TYPE	STYLE	SQ.M	SQ.FT	GARDEN/ TERRACE SQ.M
1	3	Terraced	Part 2 & 3 storey	126	1356	58
2	3	Terraced	Part 2 & 3 storey	126	1356	52
3	3	Terraced	Part 2 & 3 storey	126	1356	46
4	3	Terraced	Part 2 & 3 storey	126	1356	51
5	3	Terraced	Part 2 & 3 storey	126	1356	43
6	2+study	Own Door Grd & 1st	Duplex Unit	105	1130	34
7	2	Own Door 2nd & 3rd	Duplex Unit	111	1195	33
8	3	End of Terraced	2 Storey + Attic	118	1270	93
9	3	Terraced	2 storey + Attic	118	1270	84
10	3	Terraced	2 storey + Attic	118	1270	78
11	3	Terraced	2 storey + Attic	118	1270	73
12	3	Terraced	2 storey + Attic	118	1270	67
13	3	Terraced	2 storey + Attic	118	1270	61
14	3	Terraced	2 storey + Attic	118	1270	66
15	3	End of Terraced	2 storey + Attic	118	1270	82
56		Balfe Road East	Original House			

Accommodation Schedule Reference Only

LOCATION

The property is located off Balfe Road East and Lisle Road in the heart of Crumlin village beside St. Agnes Church and the village car park. Crumlin village is well served with local shopping and amenities. The Ashleaf shopping centre (Dunnes Stores and McDonald's etc.), Crumlin Childrens Hospital, Carlisle Health & Fitness Centre and public parks are located nearby. There are several Dublin bus routes serving the vicinity and the M50, Kylemore and Drimnagh LUAS stops (Red Line) are within a short drive of the property.

DESCRIPTION

The subject property is an irregular shaped site comprising approximately 0.35 Ha (0.87 Acres) incorporating a single storey former parish hall. This is a superb infill site in a very good location of south Dublin. The site is generally level throughout.



NEWCOURT HOUSE STRANDVILLE AVENUE EAST CLONTARF DUBLIN 3

- FORMER HOUSE CONVERTED TO OFFICES WITH EXTENSIONS
- 0.21 ACRES ZONED RESIDENTIAL
- LET TO THREE TENANTS PRODUCING €18,900 PER ANNUM.
- POTENTIAL REDEVELOPMENT FOR RESIDENTIAL USE

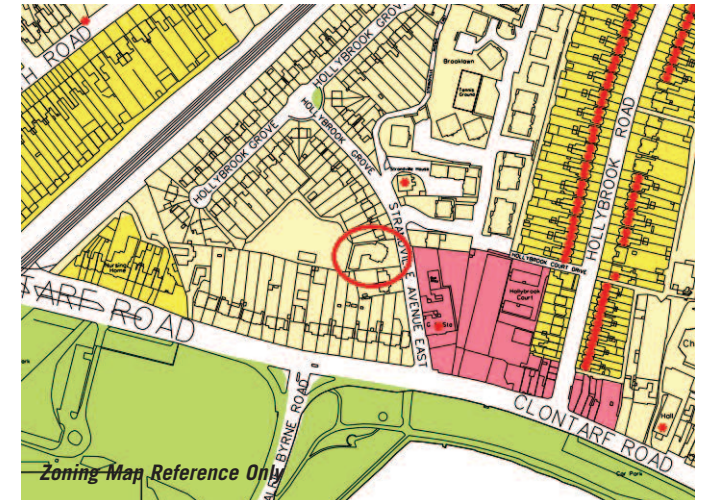


LOCATION

The property is located in the centre of Clontarf in Dublin 3 which is a much sought after residential location. The property is close to many shops, restaurants and leisure amenities. Newcourt House is a detached former residence which is now laid out as offices, with single storey office extension and car parking to the front. Property enjoys good access to Dublin City Centre with excellent rail and bus corridors from Clontarf.

DESCRIPTION

The property comprises a single storey detached office unit with numerous extensions to the rear comprising of office accommodation. There is car parking and access of Hollybrook Grove/Strandville Avenue. To the west of the property there is a large site and Newcourt House offers potential for access to this site onto Strandford Avenue East.



TENANCY DETAILS

The property has three tenants producing a total income of €18,900 per annum. These details are available upon request.

ZONING

There is definite potential for future re development of Newcourt House to residential use. There is also further potential to the site located at the rear which has no access unless a property is bought fronting onto Strandford Avenue East.

DEVELOPMENT ZONING

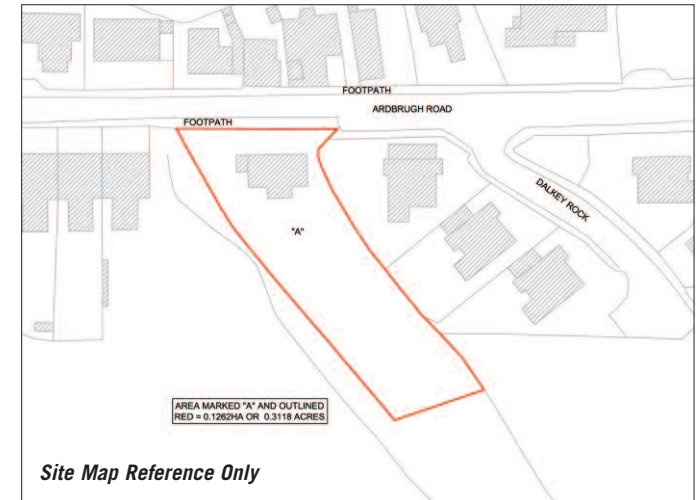
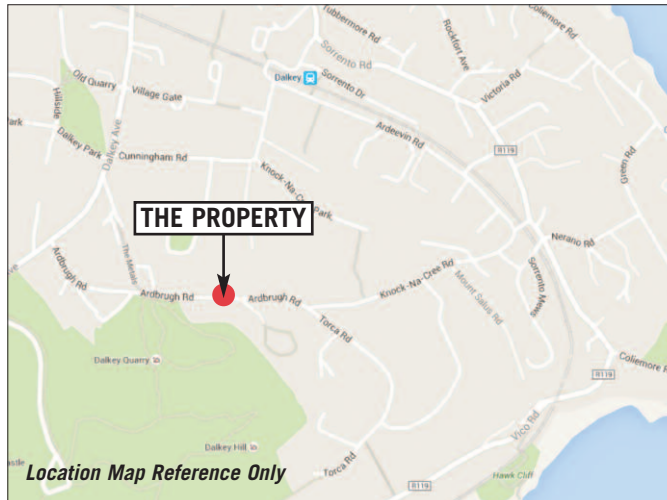
The property is zoned **"objective Z1"** that is to protect provide and approve for residential amenities under the Dublin City Development Plan 2011/2017.



Newcourt House Aerial View

**REDAN HOUSE
ARDBURGH ROAD
DALKEY
CO. DUBLIN**

- DERELICT HOUSE IN PRIME LOCATION OF DALKEY
- IDEAL REDEVELOPMENT OPPORTUNITY
- 0.126 HA (0.3 ACRES) ZONED RESIDENTIAL
- SUIT ONE OFF LARGE HOUSE OR SMALL INFILL DEVELOPMENT



LOCATION

Dalkey is one of the most affluent and sought after suburbs of Dublin City and has an excellent Village with Shops, Restaurants and Pubs. It also has beautiful scenic walks and excellent transport with the Dart Station in Dalkey Village.

The property is located 700m south of Dalkey Village and only 500m from Dalkey train station. The property is located on the south Ardburgh Road adjacent to a number of new dwellings and the site offers excellent potential for re-development.

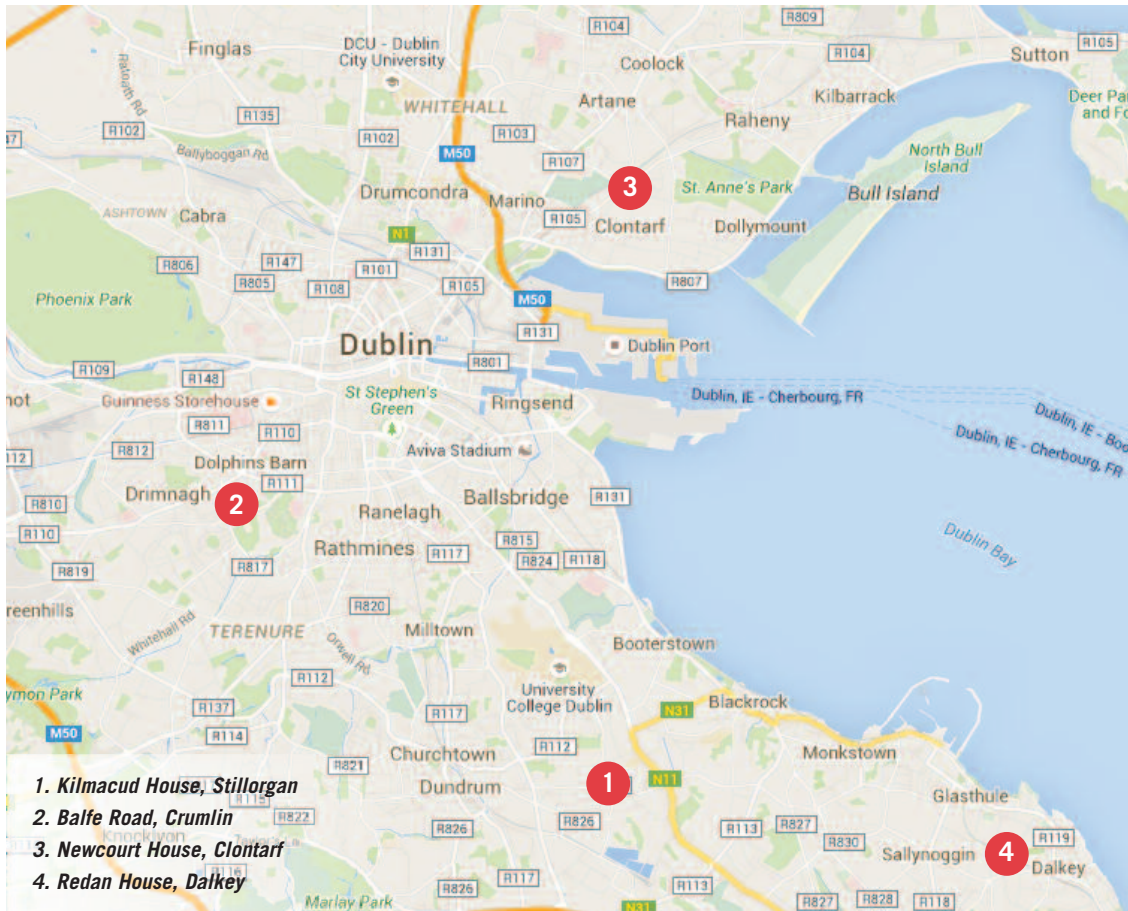
DESCRIPTION

Redan House comprises two storey derelict house and offers a fantastic opportunity for a new dwelling to be built on the site subject to planning submission.

ZONING

The site is zoned Residential under the 2016-2022 Dun Laoghaire Rathdown Development Plan.





LOTS The Portfolio is for sale as **one lot** and includes:

1. KILMACUD HOUSE, UPPER KILMACUD ROAD, CO. DUBLIN

2. BALFE ROAD, CRUMLIN, DUBLIN 12

3. NEWCOURT HOUSE, STRANDVILLE AVENUE EAST, CLONTARF, DUBLIN 3

4. REDAN HOUSE, ARDBURGH ROAD, DALKEY, CO. DUBLIN

SPECIFICATION

Available upon request.

VIEWING

Strictly by prior appointment with sole selling agents.

SALES AGENT

For more information and to arrange viewings, contact **Garvan Walsh** at Kelly Walsh or by visiting www.kellywalsh.ie.
 Email: garvan@kellywalsh.ie

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