

FORTWILLIAM

BLACKROCK



A unique residential  
development opportunity  
in a prime location.



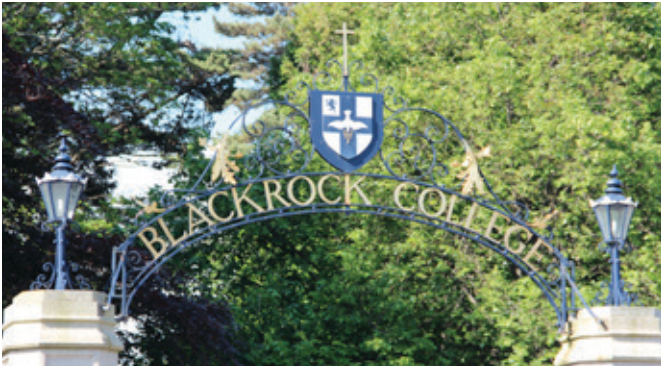


## Prime Location

Fortwilliam is situated in a prime location on the Stillorgan Road, beside Mount Merrion Avenue. The property has the dual benefit of being located in Blackrock, a highly sought after affluent South Dublin suburb and on the Stillorgan Road, the main arterial route to Dublin city centre from the south. Fortwilliam is only 5.5 km from the Dublin city centre.

It has excellent public transport access to numerous bus routes to the city centre and beyond on its door step including the highly frequent 46A and 145 Dublin Bus routes and also the Aircoach to Dublin Airport. Blackrock DART Station is less than 2kms from the from property with a pleasant stroll down Mount Merrion Avenue.

Blackrock has a host of amenities including some of Dublin's premier schools, top restaurants and pubs and offers an excellent shopping experience with numerous shopping centres and boutiques all within a short distance from the property.



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Sandymount

Radisson St Helen's

Blackrock DART

Blackrock College

Boosterstown Avenue

N11

Blackrock Village

Mount Merrion Avenue

Stillorgan Park Hotel



DART  
2KM



46A

145


*For identification purposes only.*



## High Specification Development

Fortwilliam occupies a high profile site on the Stillorgan Road with 13 m of direct frontage. The site extends to a total site area of approximately 0.13 hectares / 0.31 acres.

The site is rectangular in configuration and slopes gradually from west to east. It has an average depth of 77 m and an average width of 17 m. The site has direct access onto the Stillorgan Road (southbound). There is a derelict house and garage on the property.



It has the benefit of full planning permission (Reg. Ref. D16A/0284) for four no. exclusive large four-bed family homes ranging in size from 211 sq. m. (2,271 sq. ft.) to 241 sq. m. (2,594). There are two detached houses and two semi-detached houses with two car parking spaces with each house. The development has been designed by TODD Architects to the highest of specification and represents a unique residential development opportunity in a prime location.



## Town Planning

Fortwilliam is zoned 'Objective A' – Residential under the Dun Laoghaire Rathdown County Council Development Plan 2016 – 2022.

## Services

We understand that all main services are available to the property.

## Title

Title is Land Registry Freehold title.

## Viewing

Strictly by appointment through the joint agents.

## BER

Exempt.

## Solicitor Details

Michelle McVeigh,  
Byrne Wallace Solicitors,  
88 Harcourt Street,  
Dublin 2.

mmcveigh@byrnewallace.com  
01 691 5500

## Tender Details

Completed tender documents are to be returned to the offices of Byrne Wallace Solicitors for the attention of Michelle McVeigh. Tenders should be delivered in a sealed envelope clearly marked "Fortwilliam - Tender" no later than 12 noon on Friday 30th June 2017.

## Contact



PSRA.002885

**CBRE**  
**01 618 5500**  
[www.cbre.ie](http://www.cbre.ie)

PSRA.001528

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