

OUR LADY'S GROVE, GOATSTOWN, DUBLIN 14

Approx. 2.18 Hectares (5.4 Acres) Serviced Zoned Residential Lands

FOR SALE by PRIVATE TREATY - Best Bids Deadline, 12pm Wednesday 29th March 2017



- Exceptional development opportunity located in Dublin 14, close to UCD
- Freehold development site and Long Leasehold option site
- Freehold site approx. 2.18ha (5.4ac) / Long leasehold site approx. 0.16ha. (0.41ac.)
- Zoning Objective 'A' – Residential Amenity – Dun Laoghaire Rathdown Development Plan
- Services available via connected access road (included in sale)
- Development appraisal indicate a density of 70/80 apartments and houses

WK NOWLAN
REAL ESTATE ADVISORS
Development | Construction | Investment | Valuation | Transactions

www.ourladysgrovegoatstown.ie

THE PROPERTY

Our Lady's Grove is located on the Goatstown Road in Dublin 14. The subject site is broadly a rectangle shape, with the majority of site positioned to the rear of Our Lady's Grove.

The site measures approximately 2.18 hectares (5.4 acres) and benefits from a new internal access avenue (constructed approximately 24 months ago) direct from the Goatstown Road. Additionally, the site benefits from services infrastructure installed during the avenue's construction.

In addition to the subject site, an Option Site measuring approximately 0.16 hectares (0.41 acres) is offered with a long lease, to include a restrictive covenant precluding any uses which are not childcare in nature. This site is also located off and accessed from the Goatstown Road

THE LOCATION

Our Lady's Grove is located on the Goatstown Road, Dublin 14, an approximate 15 minute (6km) drive southeast of St Stephen's Green. The surrounding area consists of well-established residential avenues and boroughs with easy access to local amenities and recreational facilities.

Convenience stores, pharmacy, bars, cafes and restaurants such as The Goat Bar & Grill are within easy reach. Other amenities in the surrounding area include, Airfield Estate, Dundrum Town Centre, Deerpark, Miltown and Elm park Golf Club as well as a host of reputable educational amenity including UCD, Our Lady's Grove Primary School, Jesus and Mary secondary school, Mount Anville Secondary school, Alexanda College and St. Kilian's German School.





- Alexandra College
- Mount St. Annes Development
- St Stephens Green
- Gonzaga College
- Dundrum Business Park
- Clonskeagh Hospital
- Convention Centre
- Grand Canal Docks
- Herbert Park
- Belfield Office Park
- Aviva Stadium
- RDS
- UCD Sports Centre
- Trimbleston Development
- RTE
- UCD Campus
- Elm Park Golf Club

To Luas Milltown Station

To Luas Green Line, Dundrum Station

To Stephens Green 15 mins Drive

To Goatstown

DEVELOPMENT POTENTIAL

The Our Lady's Grove development site and option site offer exceptional opportunity to design and construct a high quality residential scheme in a much sought after location (subject to planning permission).

In preparation for the sale, the site owners have undertaken a feasibility study and commenced initial consultation with Dun Laoghaire Rathdown County Council in terms of housing type, density, open space, services and use of the option site for a childcare facility. An initial development appraisal indicates a density of 70 - 80 residential units, a mix of houses and apartments.

A special condition of the sale obliges the purchaser to deliver an Astro-turf hockey pitch for the adjoining Jesus and Mary College (secondary school). Please see Data Room for drawing and pitch specifications.

ZONING

Our Lady's Grove is zoned objective 'A' in the Dun Laoghaire Rathdown County Development Plan 2016-2022 - *To protect and-or improve residential amenity*

Permitted uses include; Assisted Living Accommodation, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

SERVICES

All mains services are available, however interested parties should satisfy themselves as to the capacity and infrastructure available to meet their proposed scheme of development

WK NOWLAN
REAL ESTATE ADVISORS

Development | Construction | Investment | Valuation | Transactions

Marine House, Clanwilliam Place,
Dublin. D02 FY24
Phone: +353 (0) 1 9058350
Email: info@wkn.ie
PSRA No. 003341

Agent Contact

Mark Johnston
WK Nowlan Real Estate Advisors
Tel: +353 1 905 8345
/ +353 87 693 3978
Email: mjohnston@wkn.ie
PSRA Licence No. 003341- 005559

Agent Contact

Rory Harrington
WK Nowlan Real Estate Advisors
Tel: +353 1 905 8356 /
+353 87 992 5591
Email: rharrington@wkn.ie
PSRA Licence No. 003341- 006655

Solicitors

McCann FitzGerald
(Ref: LMD),
Riverside One,
Sir John Rogerson's Quay,
Dublin 2



OSI licence No. for 2017 is: AU 0067017

BER RATING

The subject site houses one structure. The Grove After School BER rating is C1.

TITLE

Freehold and Long Leasehold

VIEWINGS

Viewing is strictly by prior appointment with the selling agent.

'The particulars and information in this brochure are given in good faith, but no intending purchaser or tenant should rely on them as statements or representations of fact. Every intending purchaser or tenant is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given in this brochure. Whilst every care has been taken in the preparation of the particulars and information contained in this brochure, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition and details of any permissions, leases, licences to use or occupy, means of access, services and other details in this brochure are for guidance only and may be subject to change without prior notification. None of WK Nowlan Real Estate Advisors, its employees, agents or affiliate companies, makes any warranty or representation whether express or implied with respect to the particulars and/or information contained in this brochure, which are to the fullest extent permitted by law disclaimed; furthermore, such parties accept no liability for any loss suffered by any intending purchaser/ tenant or any third party arising out of the particulars or information contained in this brochure. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated). All negotiations are conducted on the basis that the purchaser or tenant shall be liable for any applicable taxes or VAT arising out of the transaction. The particulars and information contained in this brochure are issued by WK Nowlan Real Estate Advisors on the understanding that all the negotiations are conducted through them.'