

Morrissey's

Lisney

FOR SALE

0.45 Ha (1.20 Acres) Prime Residential Development Land Including

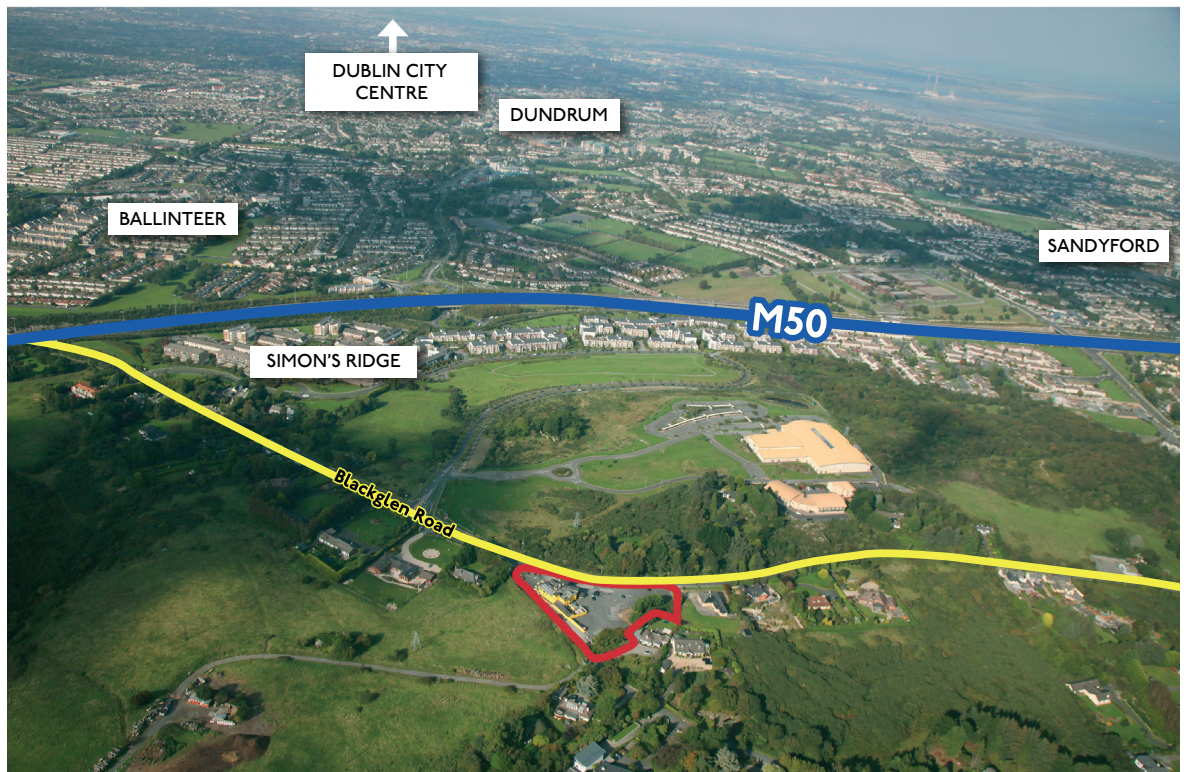
LAMB DOYLES PUB, BLACKGLEN ROAD, SANDYFORD, DUBLIN I8 D18 XA89



01 638 2700

- Prime suburban residential development opportunity offering exceptional potential for a large residential scheme (subject to planning permission)
- Landmark property in an expanding location beside Sandyford Village, the M50 and close to all amenities
- Zoned Residential under the Dun Laoghaire Rathdown County Council Development Plan
- Road frontage of excess 100m on the Black Glen Road and Woodside Road





LOCATION

The property is superbly located on the southside of Blackglen Road, approximately 1.5km west of Sandyford Village and approximately 10km south of Dublin City Centre.

The site is well served with Public and Private transport links. There is a Dublin Bus Stop located adjacent to the subject property. There are two bus routes to Lamb Doyles, the 114 (Ticknock to Blackrock Rail Station) and the 44b (Dundrum Luas Station to Glencullen) providing convenient access to Dublin City Centre and neighbouring suburbs. The site is also located approximately 2.3km west of the Glencairn Green Line Luas Stop and the M50 Orbital Route is also located approximately 1.8km north of the property.

The surrounding area has excellent shopping, restaurants, schools and parks close by. In addition, Dundrum Shopping Centre is located only 3km north of the property. Marley Park, Ticknock Forest, Stackstown Golf Course, Ballinascorney Golf Course are all in close proximity to the property. There are also a number of apartment schemes in the surrounding area including Simons Ridge and the property also adjoins the Explorium - National Sport & Science Centre.

THE PROPERTY

The opportunity comprises the landmark Lamb Doyles licenced premises situated on approximately 0.45ha (1.20 acres) of residential zoned lands. The two storey public house extends to approx. 378.19 sq m (4,071 sq ft) and benefits from a large tarmac car park. The property occupies a pivotal corner site and has extensive frontage onto both the Blackglen Road and Woodside Road and benefits from fantastic views of the Dublin Mountains with a rural backdrop to the south.

The Black Glen Road is currently subject to a Road Improvement Scheme with construction expected to start in Summer 2021. The scheme provides for the construction of approximately 3km of single carriageway road including, cycle tracks, footpaths, public lighting, road drainage outfalls and all associated works.

This is a very attractive location for new home buyers close to Sandyford village, local shops, amenities, Dundrum Town Centre and offering easy access the M50, Carrickmines and the city centre. The road Improvement Scheme will provide additional services and amenities for buyers in this highly sought after residential area.

The property has fantastic views over Dublin city, Dublin bay, onwards to the Phoenix Park and to the east over Bray and the Bray Head.

The property has excellent potential for a residential or mixed-use scheme (subject to planning permission).

PLANNING PERMISSION

There is full Planning Permission in place for two, two storey dwellings.

A grant of permission was received under DIIA/0352 for the construction of one, two storey four bedroomed detached dwelling house and extended up to 17/04/2022.

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TOWN PLANNING

The property is situated in an area Zoned Objective 'A' 'To protect and/or improve residential amenity' under the Dun Laoghaire Rathdown Development Plan 2016-2022 and the permitted and open for consideration uses briefly include the following:

Permitted in Principle:

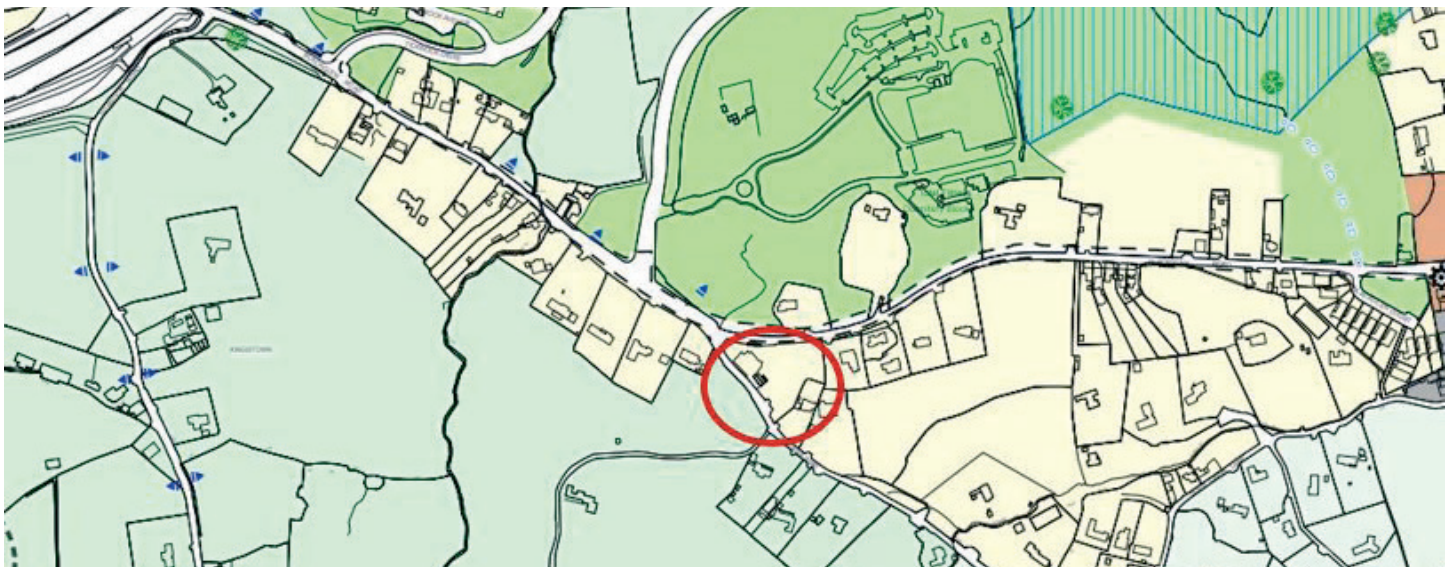
Residential, Residential Institution, Assisted Living Accommodation, Public Services

Open for Consideration

Doctor/Dentist etc., Education, Community Facility, Childcare Service, Cultural Use, Funeral Home, Guest House, Health Centre, Healthcare Facility, Embassy, Enterprise Centre, Offices less than 200 sq.m., Petrol Station, Place of Public Worship, Restaurant, Shop Neighbourhood, Veterinary Surgery.

ACCOMMODATION

LICENSED PREMISES	GIA SQ M
Ground Floor	205.77
Public Bar	
Lounge Bar	
Ladies / Gentlemen Toilets	
Public Bar	
Stores	
W.C.	
First Floor	172.42
Function Room	
Kitchen	
Ladies / Gentlemen Toilets	
Total	378.19



TITLE

Freehold title and offered for sale with full vacant possession.

SERVICES

We understand that all main services (water and sewer) are connected to the site.

BER DETAILS

BER Rating: C2
 BER No.: 800324733
 E.P.I.: 837.19 kWh/m²/yr
 I.26r

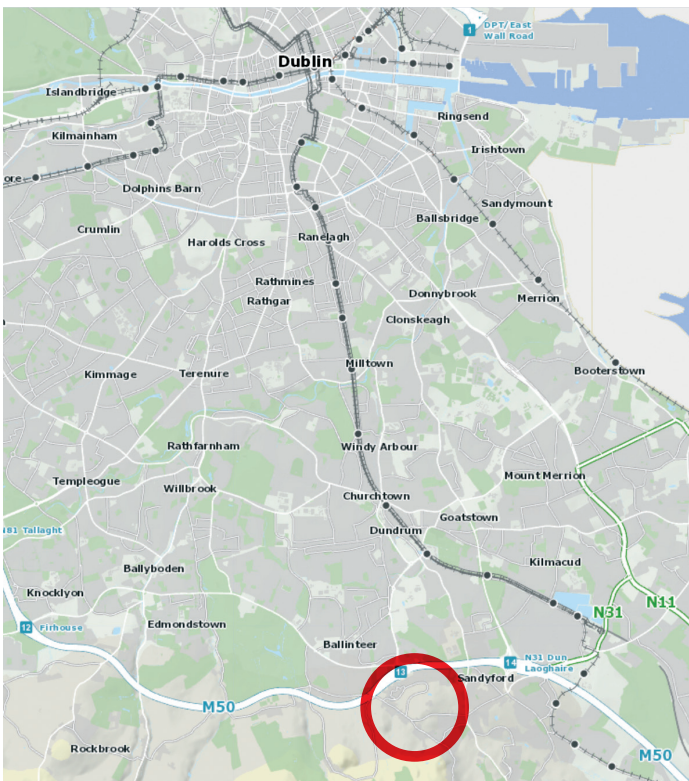
PRICE

On application

FURTHER INFORMATION / VIEWING

Viewing is by prior arranged appointment only.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.



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