



# Glenageary Road Upper Glenageary | Dublin 18

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Prime Residential Development Opportunity

FOR SALE

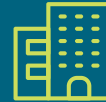
## THE SITE



Prime residential development site extending to approximately 0.29 Ha (0.74 Acres).



Highly desirable location with stunning coastal views and close proximity to Dun Laoghaire town centre. Glenageary is one of the most affluent neighbourhoods in South County Dublin, with extremely strong demand in the area for high quality new homes.



The property is situated in an area that is zoned Objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities under the Dún Laoghaire-Rathdown County Development Plan 2022-2028.



The site currently holds full planning permission for a luxury development of 27 large apartments. While this planning grant is due to expire in the near future, this positive planning history sets a strong precedent for future development potential.







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- 1 Seapoint
- 2 Dun Laoghaire Harbour
- 3 People's Park
- 4 Sandycove
- 5 Glenageary Lawn Tennis Club
- 6 Glenageary Dart Station
- 7 Glenageary Road Upper



## LOCATION

- The property is situated on the upper Glenageary Road, approximately 300 metres from the junction with the R118, just 1.9km from Dun Laoghaire town centre, and approximately 12km south of Dublin City Centre.
- The location is within close proximity to a range of excellent local amenities including top class restaurants and cafés in Sandycove and Dalkey, a host of leisure options such as Dun Laoghaire Harbour and the People's Park, and a wide variety of schools and sporting facilities.
- The property also benefits from excellent transport links, with multiple bus routes running along Glenageary Road Upper. Glenageary DART station, located less than 1km to the north, provides quick and convenient access to Dublin City Centre. The N11 and M50 are also easily accessible from the subject site.





## SITE DESCRIPTION

- The property comprises a regular shaped site of approx. 0.29 ha (0.74 acres).
- The main access point is directly from the upper Glenageary Road and sits opposite the entrance to Glenageary Park. The site is also located directly adjacent the walkway connecting the upper Glenageary Road to the established and highly sought after Silchester Park area.
- The surrounding area is predominantly residential, with a mix of upmarket detached and semi-detached homes.
- We understand that the subject site has access to all required services.
- Any future development will benefit from commanding sea views towards Howth, as well as Dalkey and Killiney Hill.





## PREVIOUS PERMITTED DEVELOPMENT

- The site currently benefits from a grant of planning permission for the development of 27 residential units across two apartment blocks which was granted by An Bord Pleanála on 25th March 2020 and which is due to expire in March of this year.
- This recent grant of planning permission by An Bord Pleanála provides a strong foundation for a new application and offers a clear indication of the development's feasibility.







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- 1 Killiney Hill
- 2 Dalkey
- 3 Killiney Golf Club
- 4 Rathdown School
- 5 Monkstown Hockey Club



## TITLE

The property is held under a Freehold title.

## PRICE

Price on Application.

## Further Information & Viewing

Viewing is strictly by arranged appointment only with the sole selling agent Lisney.

## Development Land Department

Shane O'Connor

**T:** 087 332 0212

**E:** [soconnor@lisney.com](mailto:soconnor@lisney.com)

Troy Ryan

**T:** 087 874 9128

**E:** [tryan@lisney.com](mailto:tryan@lisney.com)

Frank McSharry

**T:** 087 140 8186

**E:** [fmcsharry@lisneysir.com](mailto:fmcsharry@lisneysir.com)

**Lisney**

COMMERCIAL REAL ESTATE

Lisney, St. Stephen's Green House,

Earlsfort Terrace, Dublin 2

D02 PH42

t: +353 1 638 2700

e: [dublin@lisney.com](mailto:dublin@lisney.com)

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