

LURGANBRAE
OLD DUBLIN ROAD, SHANKILL
DUBLIN 18

Prime Residential Development Opportunity

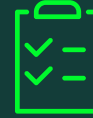
For Sale



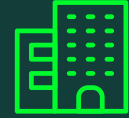
Prime residential development opportunity extending to approximately 0.68 hectares (1.7 acres).



Ideally located in Shankill, Dublin 18 — a mature and highly sought-after South Dublin suburb known for its strong demand for quality new homes and excellent amenities.



The site is zoned Objective A under the Dún Laoghaire-Rathdown County Development Plan 2022–2028: “To provide residential development and improve residential amenity while protecting the existing residential amenities.”



A feasibility study has been completed which outlines four potential development schemes ranging from 26 - 41 units, demonstrating significant development potential.



THE LOCATION

- Positioned just off the Old Dublin Road in Shankill, the property benefits from a well-connected suburban location, approximately 1.5km from Shankill Village and around 15km south of Dublin City Centre.
- The area enjoys convenient access to a wide variety of local amenities including shops, cafés, restaurants, and schools, as well as recreational offerings such as Shankill Tennis Club, Shanganagh Park and the nearby coastline at Shankill Beach.
- The location offers excellent transport connectivity, with Shankill DART Station approximately 1km away, Cherrywood Luas Station approx. 2.5 km away and direct access to the N11 corridor — making it highly accessible for commuters.



SITE DESCRIPTION

- The subject property comprises a regular shaped site with a period home extending to approximately 0.68 hectares (1.7 acres).
- Access is currently available from Old Dublin Road, with the site located in a predominantly residential area comprising a mix of established detached and semi-detached developments.
- The site adjoins existing residential communities and enjoys a quiet yet highly connected suburban setting.
- It is understood that the site has access to all necessary mains services, making it well-positioned for residential development.





BRAY

SHANGANAGH PARK

LURGANBRAE

OLD CONNA
GOLF CLUB

DUN LAOGHAIRE
GOLF CLUB

SHANKILL
GAA

←
SHANKILL BEACH

SHANKILL TENNIS CLUB

SHANKILL DART STATION

N11 MOTORWAY

FEASIBILITY STUDY

A feasibility study has been conducted by EML Architects which provides a range of potential schemes ranging from 26 – 41 units.



Option A – 26 units

- 24 x 3 storey, 3 bed houses (118 sq. m.)
- 2 x 2 storey, 3 bed houses (90 sq. m.)



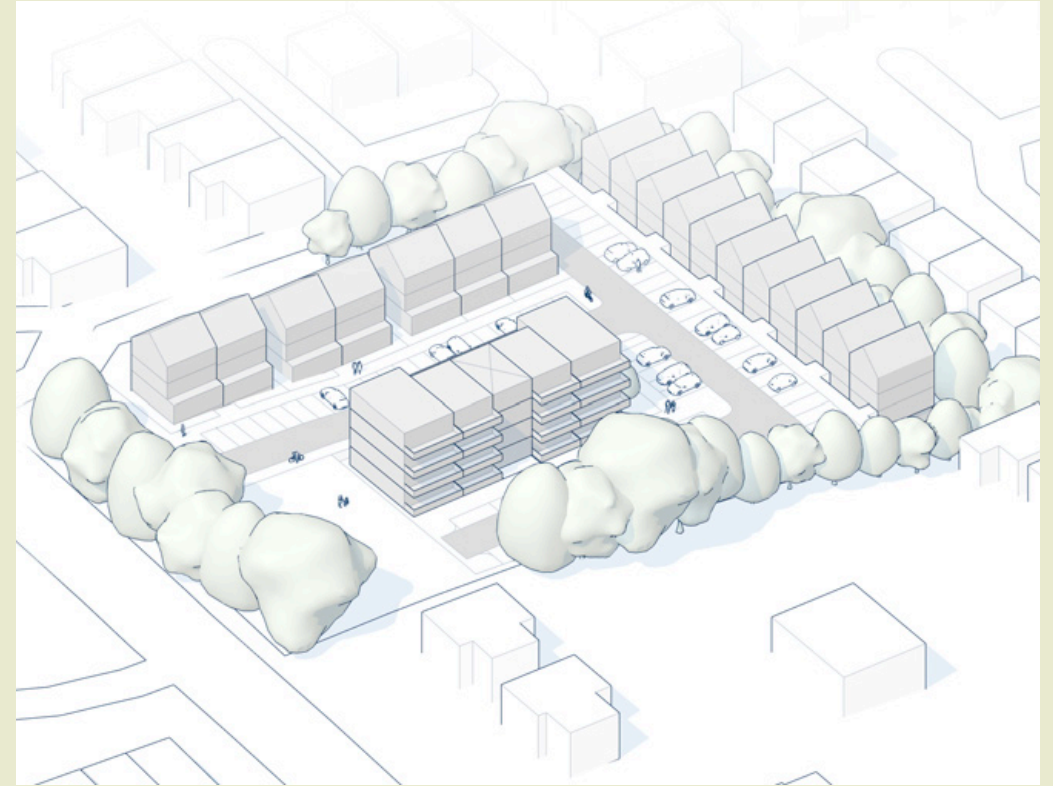
Option B – 30 units

- 18 x 3 storey, 3 bed houses (118 sq. m.)
- 6 x 1-bed apartments (49 sq. m.)
- 6 x 2-bed duplexes (88 sq. m.)



Option C – 35 units

- 11 x 3 storey, 3 bed houses (118 sq. m.)
- 12 x 1-bed apartments (49 sq. m.)
- 12 x 2-bed duplexes (88 sq. m.)



Option D – 41 units

- 11 x 3 storey, 3 bed houses (118 sq. m.)
- 7 x 1-bed apartments (49 sq. m.)
- 7 x 2-bed duplexes (88 sq. m.)
- 8 x 1-bed apartments (47 sq. m.)
- 8 x 2-bed apartments (75 sq. m.)

TITLE

The subject property is under Freehold Title.

PRICE

On Application.

SOLICITOR

Brian Kennedy P.D Gardiner & Co.

19 Mount Street Upper | Dublin 2

FURTHER INFORMATION / VIEWING

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

Lisney
COMMERCIAL REAL ESTATE

Lisney Commercial Real Estate
7th Floor St Stephens Green House
St. Stephens Green | Dublin 2

Shane O'Connor
T: 087 332 0212
E: soconnor@lisney.com

Troy Ryan
T: 087 874 9128
E: tryan@lisney.com

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.