

FABULOUS DEVELOPMENT OPPORTUNITY

# BALLINTEER LODGE

BALLINTEER ROAD | DUBLIN 16 | D16 V9R6



FOR SALE – BIDS 5PM THURSDAY 2ND JULY 2026



M 50

Wesley College

Wickham Bypaass

← Dundrum SC

Ballinter Road

BALLINTER LODGE

## Development



Superbly located on Ballinteer Road close to Dundrum Shopping Centre.



Adjacent all Amenities Parks (Marley), Transport (Green LUAS), Retail (Dundrum), Offices (Sandyford).



Irregular shaped site of approx. 0.448 ha (1.1 acre).



Zoned Z2 Residential.



Title: Freehold.



FULL Planning permission for scheme of 31 residential units (ABP-316955-23).



## Location

The property is situated on the western side of Ballinteer Road approx. 1.5km south of Main Street in Dundrum Village and approx. 1km from Dundrum Shopping Centre.

The location benefits from superb public transport with bus services along Ballinteer Road/Wickham Bypass and the Balally LUAS stop is approx. 1km to the east. There are excellent choice of primary and secondary schools in the area along with superb recreational facilities.

The surrounding area is a highly desirable residential location very accessible to both the M50 and Dublin City Centre which is approx. 8km to the north. There is considerable employment in Sandyford Business Park and Central Park with large companies such as Vodafone, Microsoft, Bank of America Merrill Lynch and Softco.



Dundrum SC



William Dargan Bridge



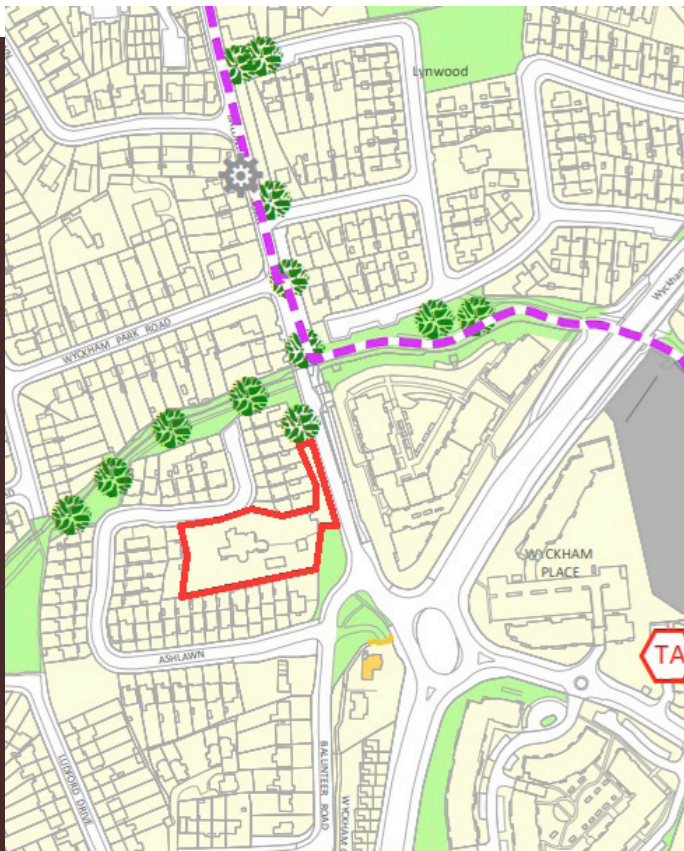
Balally LUAS

## Description

The property comprises an irregular shaped and level site of approx. 0.448 ha (1.1 acres) and comprises an existing detached part original Ballinteer Lodge with 1970's extensions.

The main access is directly from Ballinteer Road just to the north of the Wyckham Bypass roundabout. Access for the proposed development will be through the adjoining Ashlawn residential estate.

The site is bounded mainly by full height concrete block walls and is level/secluded and has a number of mature trees that can be retained as part of the new development.



## Town Planning

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

Permitted in Principle

Assisted Living Accommodation, Community Facility, Childcare Service, Doctor/Dentist etc., Educational, Health Centre/ Healthcare Facility, pen Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

Uses that are open for consideration include:

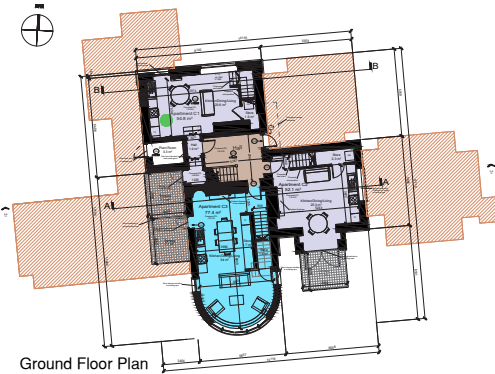
Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark, Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry, Offices less than 200 sq.m , Offices in excess of 200 sq. m., Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery.

# The Development

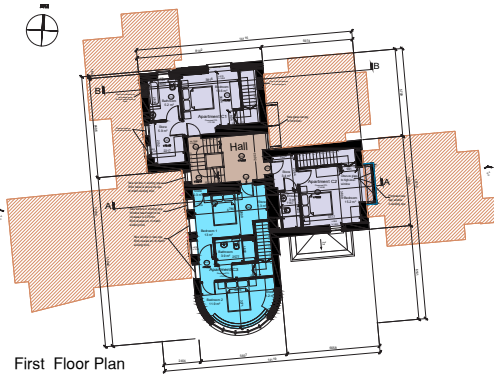
Planning Permission was granted (D22A/0583 & ABP-316955-23) in August 2024.

The development comprises approx. 31 residential units (apartments) set out in three separate blocks. Block A (new build with basement 28 spaces), Block B refurbishment of existing Ballinteer Lodge and Block C (new build). There are 12 1-Bed Units and 19 2-Bed Units. With approx. 32 car spaces in total 28 basement and 4 surface.

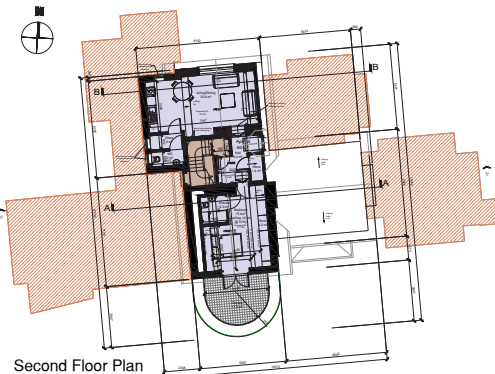
Description	1-Bed	2-Bed	Total Units	Comments
Block A (New)	3	10	13	3.5 storeys/no basement
Block B (New)	6	8	14	Basement Parking
Block C (Ballinteer Lodge)	3 (2 x Duplex)	1 (Duplex)	4	Existing House
			31	



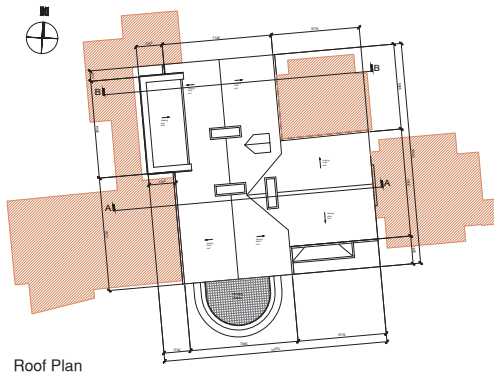
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan





Perspective View of North Elevation



Perspective View of South Elevation



Perspective View of East Elevation



Perspective View of West Elevation



Proposed North Elevation  
1: 200



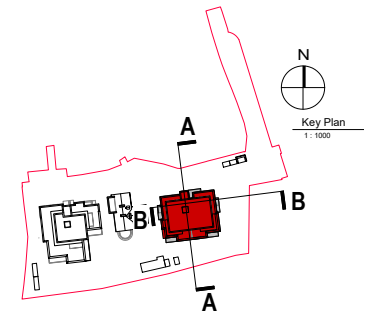
Proposed South Elevation  
1: 200



Proposed East Elevation  
1: 200

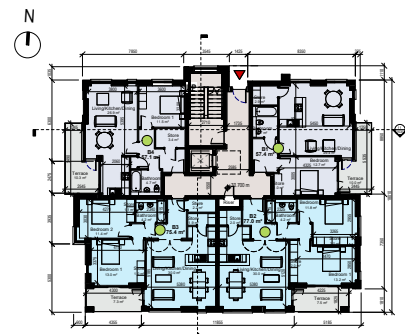


Proposed West Elevation  
1: 200

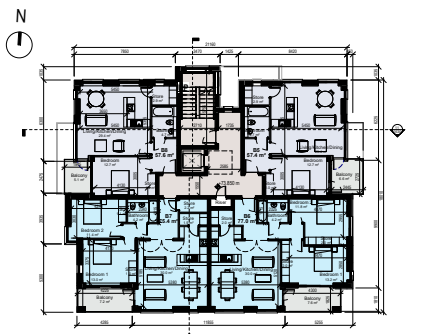


Key Plan  
1: 1000

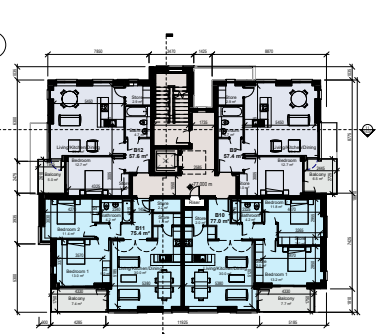
Keynote Legend	
Key Value	Keynote Text
04	Selected Metal Cladding
06	Selected Fibre Cement Cladding
10	Double Glazed Thermally Broken Window System to Selected Colour
29	Lift Overrun
30	Selected Glass Balustrade
38	Selected Red Brick Finish



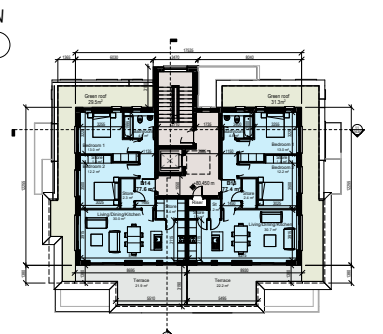
Proposed Ground Floor Plan  
1: 200



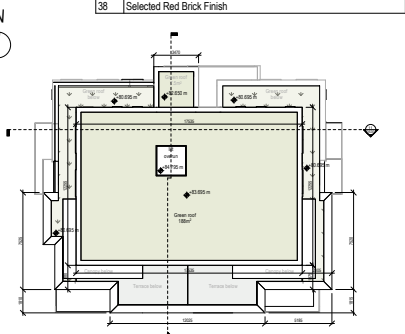
Proposed First Floor Plan  
1: 200



Proposed Second Floor Plan  
1: 200



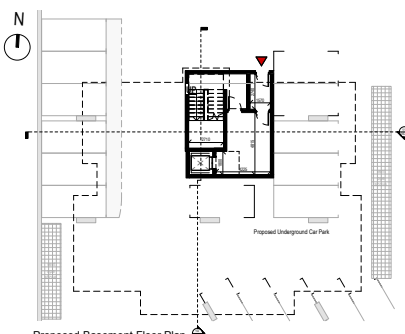
Proposed Third Floor Plan  
1: 200



Proposed Roof Plan  
1: 200

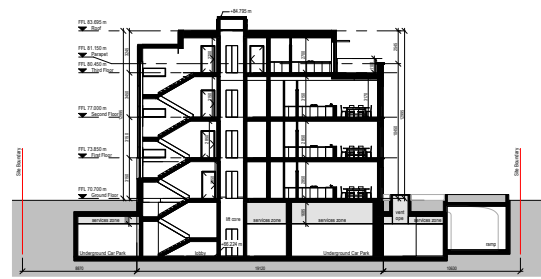
FLOOR PLAN LEGEND:

	One Bedroom Apartment Unit		Two Bedroom Apartment Unit		Private Amenity Space (terraces & balconies)		Horizontal and Vertical Circulation within building		Green Roof
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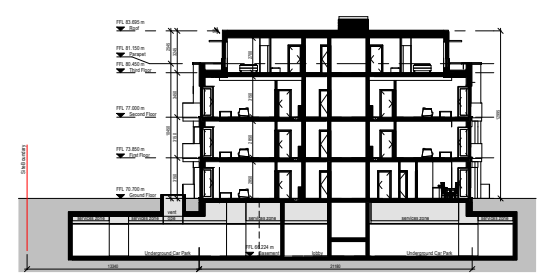
Proposed Basement Floor Plan  
1: 200

For complete layout of proposed Underground Car Park please refer to drawing no. 1817-SITE-0502



Proposed Section A-A  
1: 200

For proposed Underground Car Park layout please refer to drawing no. 1817-SITE-0502



Proposed Section B-B  
1: 200

For proposed Underground Car Park layout please refer to drawing no. 1817-SITE-0502

rev	date	by	Description
A	23/05/2022	P.S.	Issued for Planning
B	March/2023	L.D.	Issued for Further Information

**Further Information**

PROJECT TITLE: Proposed Residential Development Ballinteer Lodge, Ballinteer Road, Dundrum James Monaghan

DRAWING TITLE: PROPOSED APARTMENT BLOCK B PLANS, SECTIONS & ELEVATIONS

PROJECT NO: 1817	DATE: 23/05/2022
SCALE: As indicated	DRAWN BY: P.S.
MODEL NAME: 1817-FA-ZZ-00-MS-A-BLK_B	CHECKED BY: I.F.
DRAWING NO: 1817 - BLK B - 0530	REVISION: B

ROSEMOUNT HALL, ROSEMOUNT ESTATE, DUNDUM ROAD, DUNDUM, D14 P1P8  
 Tel: +353-1-2063923  
 www.ferreira.ie  
 email: info@ferreira.ie

## Title

Unregistered title. Freehold.

## BER Details



## Services

We understand that all main services are available.

## Price

Price on Application.

## Bid Process

The property is offered for sale seeking Bids 5pm Thursday 2nd July 2026.

The vendors are not obliged to accept the highest or any bid submitted.

## Further Information / Viewing

For further information or to organise a viewing, please contact the sole selling agent Lisney.



### Cathal Daughton

**T:** (0)87 689 9907

**E:** cdaughton@lisney.com

### Shane O'Connor

**T:** (0) 87 332 0212

**E:** soconnor@lisney.com

Lisney, St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42 t: +353 1 638 2700 e: dublin@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.