

**GOLF LANE
GLENAMUCK ROAD
CARRICKMINES, DUBLIN 18**

FOR SALE
by private treaty



SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P)

EXTENDS TO c.0.50 ACRES

INCLUDES A CHARMING TWO-STOREY RESIDENCE

A feasibility study carried out highlights the potential for 44 apartments (S.P.P.)



FINNEGAN
Menton

01 614 7900



SOUGHT AFTER SUBURBAN LOCATION

LOCATION



The property is situated off Glenamuck Road on Golf Lane in the highly desirable south suburb of Carrickmines while also close to adjoining neighbourhoods of Foxrock, Stepside and Dundrum. The surrounding area is an established and much sought-after residential location offering a variety of amenities nearby with Carrickmines Retail Park home to some well-known and hugely popular retailers such as IKEA, Curry's PC World and Harvey Norman. In addition, there are some good food and beverage options such as McDonald's and Costa Coffee.

Carrickmines and the surrounding area offers an excellent choice of primary and secondary schools while also surrounded by cafes, restaurants in the nearby villages of Foxrock and Cabinteely along with a host of Golf clubs, tennis courts, gyms and outdoor parks.

The area is highly accessible by all public transport links with Ballyogan Luas only a 10 minute walk as well as Carrickmines Luas Park & Ride which is only a 3 minute drive. Dublin bus (No.63) is also located on the Glenamuck Road connecting direct to the city centre and beyond. The M50 motorway can be easily accessed via junction 15 and the N11 also provides direct access to the City centre with drive times of approx. 20 minutes to Dublin City Centre and 30 minutes to Dublin Airport.

Carrickmines has a proven track record of attracting many homeowners due to its close proximity to local amenities and access to public transport with many successful residential developments completed.

- 1 The Site**
- 2 Carrickmines Retail Park**
- 3 M50**
- 4 Westwood Gym**
- 5 Leopardstown Racecourse**
- 6 Dunnes Stores**
- 7 Carrickmines Manor**
- 8 Knockree**
- 9 Golf Lane**
- 10 Glenamuck Road**
- 11 Ballyogan LUAS Stop**

PERFECTLY POSITIONED DEVELOPMENT SITE

DESCRIPTION

The site extends to an overall area of c.0.20 hectares (0.50 acres) is broadly regular in shape and benefits from approx. 50 metres of road frontage with access directly off Golf Lane. The site includes a charming two storey residence known as “Greenan” and extends to c.175 sqm (1,883 sq. ft.). Currently occupied the property has been well maintained over the years by its current owners.

The site offers immaculate landscaped grounds with mature trees providing a natural and private setting complimented by views of the Dublin Mountains.

This is an obvious development opportunity for a residential scheme in a sought-after residential area surrounded by superb local amenities guaranteeing that future residents will have an instant sense of a well-established community.

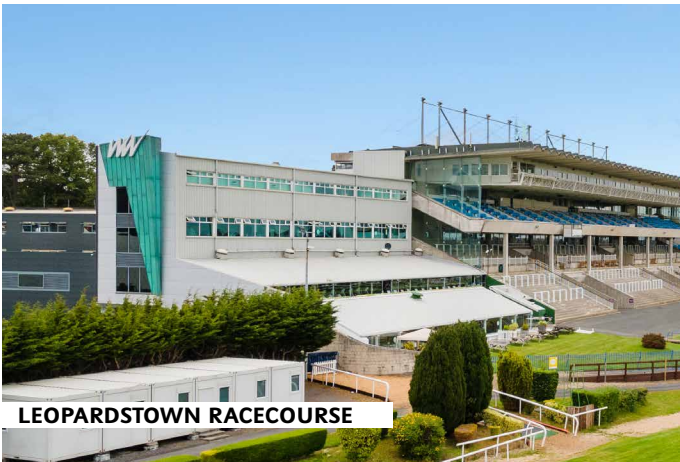
Vacant Possession will be made available on a successful sale.



LOCAL AMENITIES



LEOPARDSTOWN GOLF CLUB



LEOPARDSTOWN RACECOURSE



LEOPARDSTOWN GOLF CENTRE



FOXROCK



CARRICKMINES RETAIL PARK

KEY BENEFITS

- Exceptionally well positioned Development Site
- Extends to approx. 0.50 acres and includes a two-storey dwelling
- A feasibility study was carried out highlighting the potential for a scheme of 44 Apartments
- Schools, Shops, Restaurants, Parks, Golf courses and Gyms nearby
- Carrickmines & Ballyogan Luas within minutes of the property
- Easy access to the City Centre via M50 Motorway/N11 Dual Carriageway
- Dublin Mountains and Johnny Foxes Pub only 5 minutes away via Glenamuck Road



CARRICKMINES LUAS STOP

TRANSPORT

- **LUAS** - The LUAS Green Line stops at Ballyogan and Carrickmines are minutes away granting access to all parts of Dublin City
- **CAR** - The area is easily accessed by car from all parts of Dublin with the M50 motorway only 2 minutes away
- **DUBLIN BUS** - The number 63 bus provides regular service along Glenamuck road with stops all within a few minutes walk

FOR SALE
by private treaty

GOLF LANE, GLENAMUCK ROAD, CARRICKMINES, DUBLIN 18

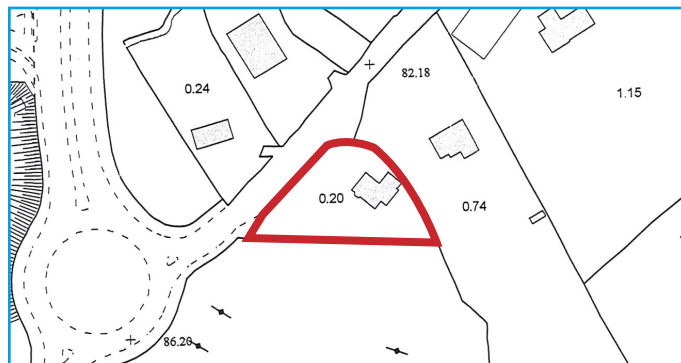
PRIME RESIDENTIAL DEVELOPMENT SITE

TOWN PLANNING

Zoned Objective A 'To protect and-or improve residential amenity' in accordance with the Dun Laoghaire Rathdown County Development Plan 2016-2022.

SERVICES

We understand that all mains services are available to the property. However, interested parties are advised to satisfy themselves as to the presence, adequacy and availability of all services.



FEASIBILITY APPRAISAL

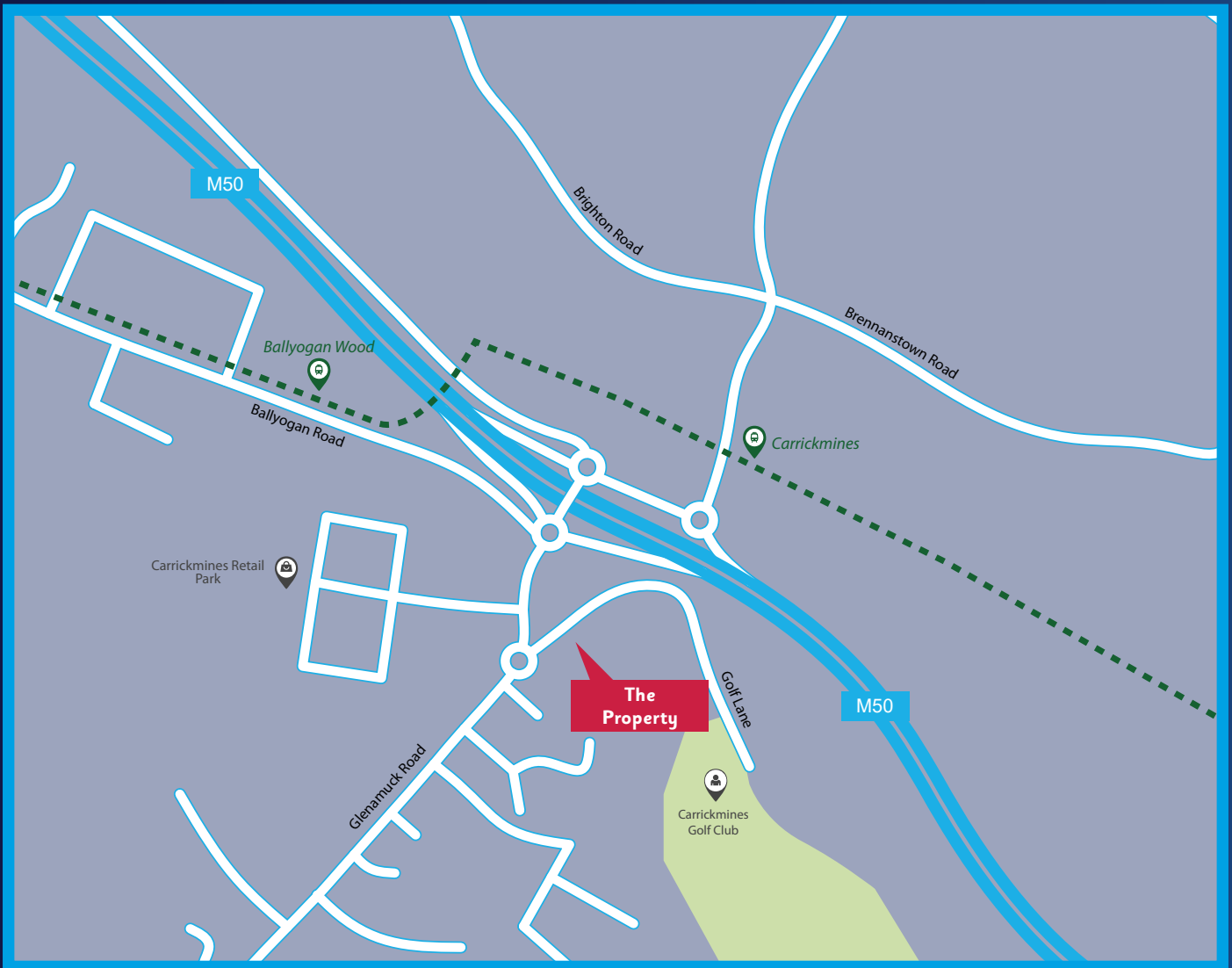
A feasibility study was carried out by C+W O'Brien Architects highlighting the potential for a 4 - 6 storey development of 44 Apartments. The option provides for 22x1 beds (50 sq.m.) and 22x2 beds (80 sq.m.).



Please note this feasibility study has been provided for guidance purposes only.

FOR SALE
by private treaty

GOLF LANE, GLENAMUCK ROAD, CARRICKMINES, DUBLIN 18



SOLICITOR

Pearse Mehigan & Co. Solicitors
83/84 George's Street Upper
Dun Laoghaire
Co. Dublin.
Ph 01 280 8292

TITLE

We understand the property is held Freehold.

BER DETAILS



Price:

On Application.

Viewing:

Viewings strictly by appointment through Finnegan Menton.
Contact Mark McCormack mmccormack@finnegamenton.ie



17 Merrion Row, Dublin 2, Ireland

T + 353 (0) 1 614 7900

WWW.FINNEGANMENTON.IE

Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954.

Brochure by Evolution Visuals