

Callary Road, Mount Merrion, Co. Dublin

Superb Development Opportunity (0.70 acre)



Tel: +353 1 6477900

www.bannon.ie

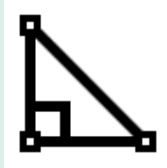


Asset Highlights

Excellent residential development site (S.P.P.)



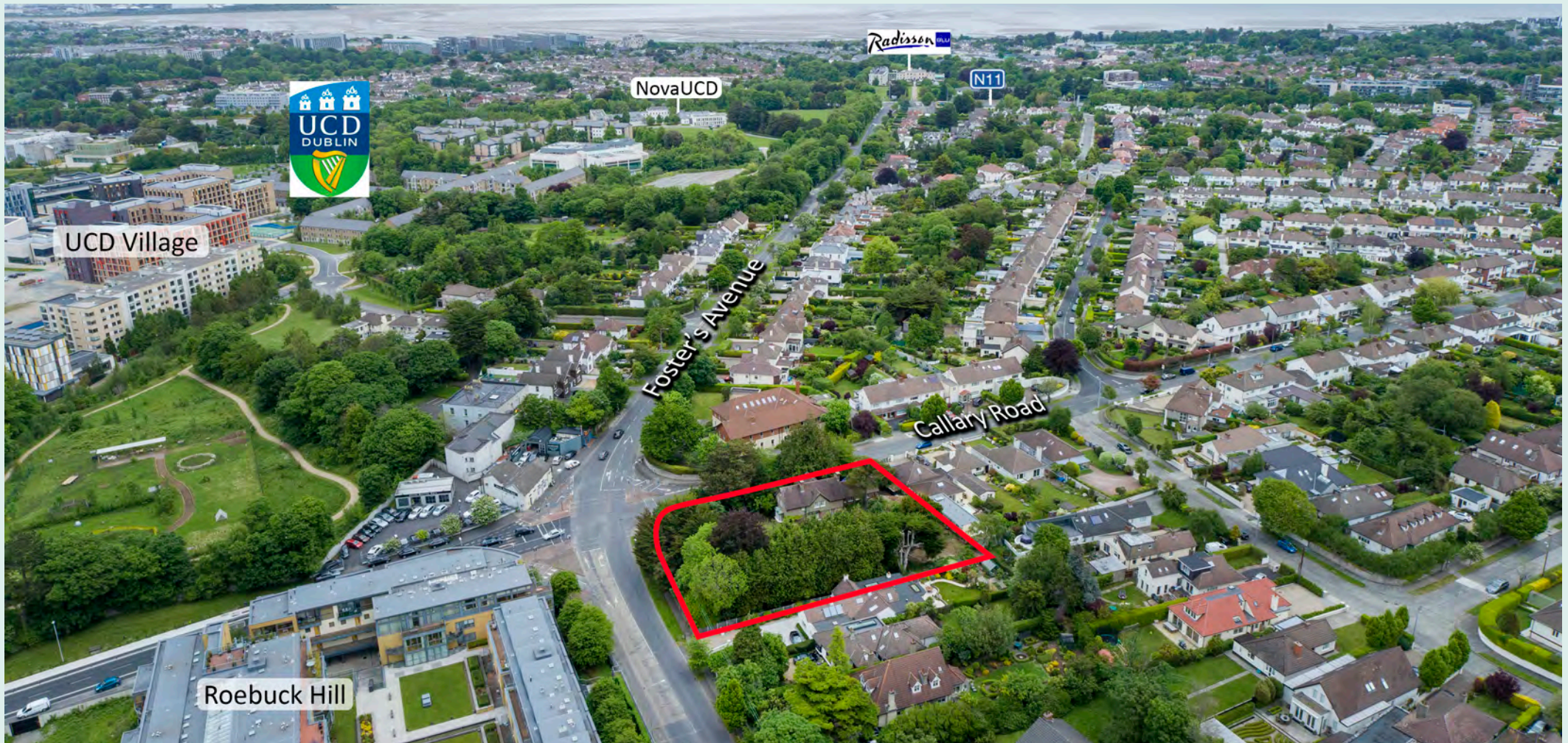
approx. 0.28 ha (0.70 acre)



Feasibility Study indicates potential for up to 36 units



Unrivalled location neighbouring UCD & the N11



Location

Located in the affluent south Dublin suburb of Mount Merrion, occupying the high-profile junction of Callary Road and Fosters Avenue (Eircode: A94 V5W4).

The highly desirable Mount Merrion Village is located a short walk to the southeast where all local services are available.

The busy Stillorgan Road (N11) which forms a main thoroughfare linking much of south Dublin to the city centre, is located at the opposite end of Foster Avenue.

A high frequency Quality Bus Corridor is available to and from the city centre along the Stillorgan Road.

The main UCD campus at Belfield is located on the opposite side of Foster's Avenue.



Description

Prime corner site with strong residential development potential (S.P.P) extending to approximately 0.28 ha (0.70 acre).

The property currently accommodates a two storey 5-bed detached residence on its own extensive grounds. The total floor area of the existing residence is approximately 250 sq. m. (2,680 sq. ft). A detached garage is provided to the rear of the house.

Vehicular access is currently provided directly off Callary Road.



Town Planning

The property is situated within an area zoned 'Objective A' (Residential) in the adopted Dun Laoghaire Rathdown County Development Plan 2022-2028.

“To provide residential development and/or improve residential amenity”

Feasibility Study

A feasibility study has been prepared for the property by Terry & O'Flanagan Architects, which indicates two potential schemes of development ranging from 7 no. substantial houses to 36 no. apartments. Full details available upon request.

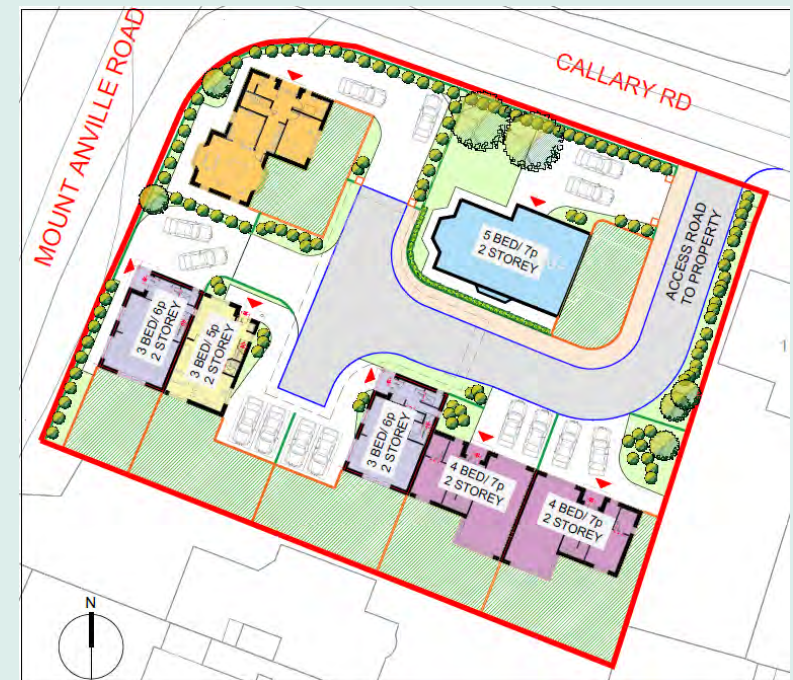
Option A comprises a high-density apartment scheme of 36 units (129 units per ha).

Unit Typology	No. Units
1-Bed Apartment	15
2-Bed Apartment	18
3 Bed Apartment	3
Total	36



Option B comprises a low-density scheme of 7 substantial houses (25 units per ha) to include the retention of the existing residence.

Unit Typology	No. Units
3 Bed Semi-Detached/End of Terrace	3
Terraced House	2
Detached House (new)	1
Existing Detached House	1
Total	7



Services

We understand all main services are available to the subject property, however all interested parties should satisfy themselves as to the adequacy of services. Drawings indicating the location of services are available upon request.

Terms

For sale by Private Treaty.

Title

Understood to be Freehold

Advised Minimum Value

€2,750,000

Viewing

By appointment with sole agents.

BER



Contact

Niall Brereton

T: +353 86 809 8164

E: nbrereton@bannon.ie

Jamie Brindley

T: +353 86 261 0268

E: jbrindley@bannon.ie



Tel: +353 1 6477900

www.bannon.ie

Property Consultants and
Chartered Valuation Surveyors
Hambleton House,
19/26 Pembroke Street Lower,
Dublin 2, Ireland

Disclaimer: These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830.