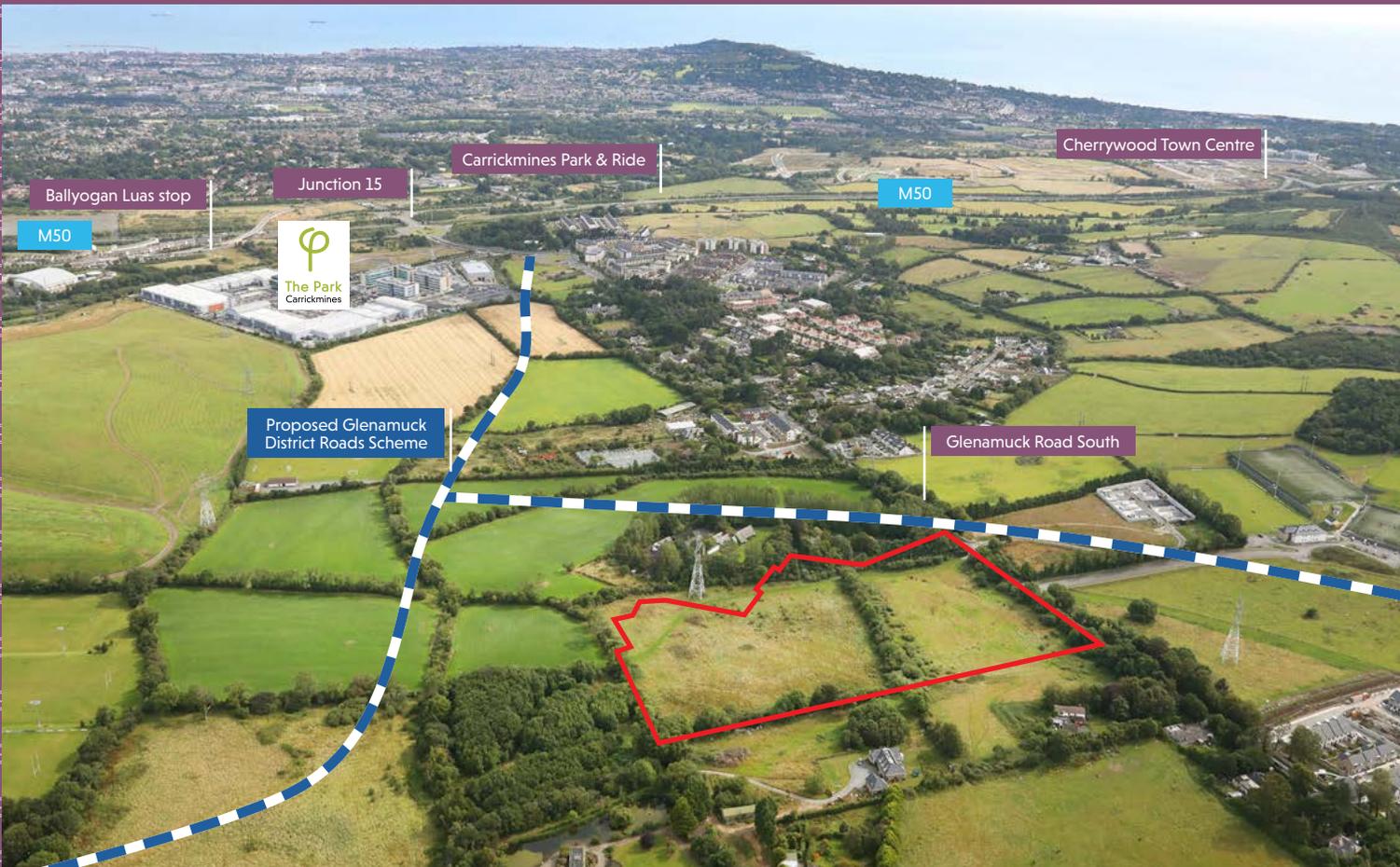




Glenamuck Road South

Carrickmines, Dublin 18



Approx. 4.20 ha (10.38 acres)

For Sale By Private Treaty
Superb Residential (Ready to Go)
Development Opportunity

Full Planning Permission

203 Residential Units

www.glenamuckroad.com



Asset Highlights



4.20 ha

Excellent residential development site of approx. 10.38 acres



203

Benefits from full planning permission for 203 units



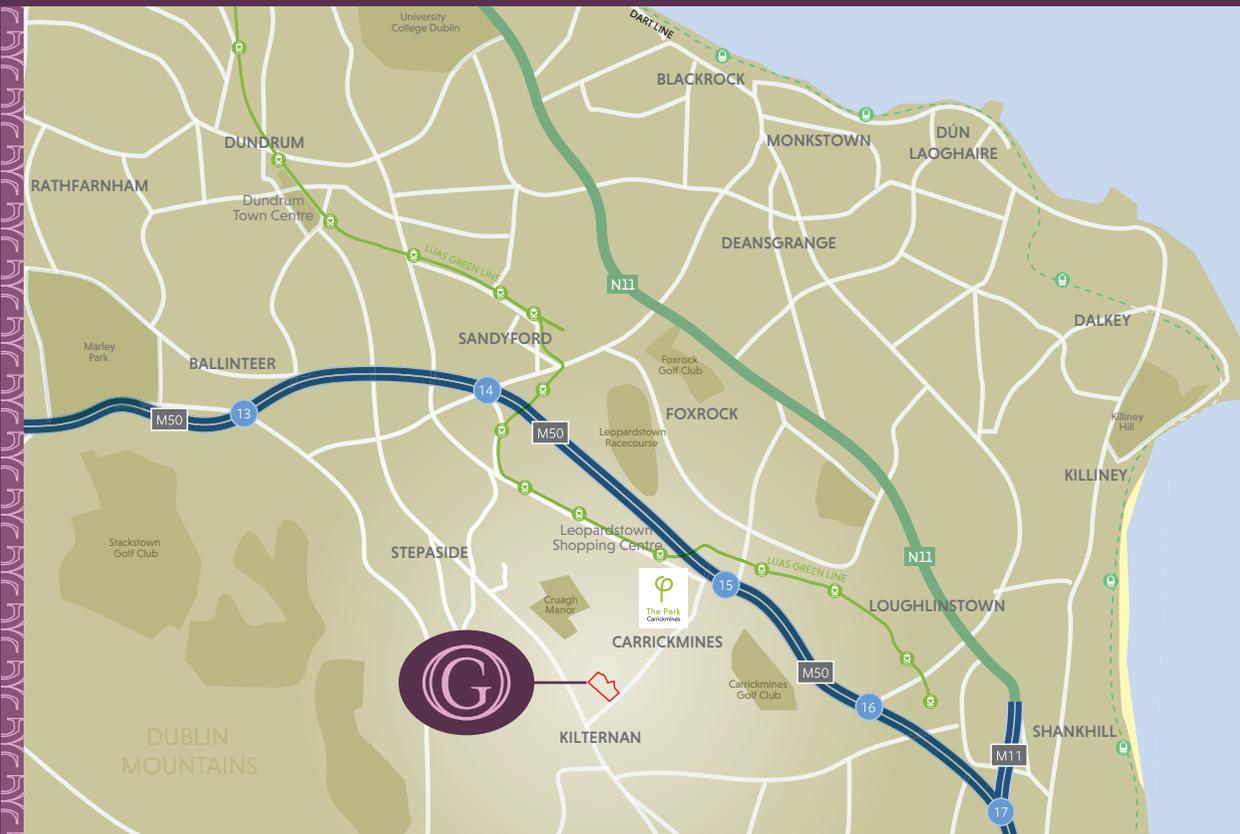
Feasibility study for an enhanced scheme of 333 PRS units



Highly sought after residential address in south Co. Dublin



Accessible location, close to Luas, Bus services and the M50 (junction 15)



Carrickmines

Carrickmines, located approx. 14 kms south of Dublin City Centre, is a highly sought after affluent suburban location at the base of the Dublin Mountains. It is situated at Junction 15 of the M50 motorway. In recent years the area has experienced increased levels of residential development which will further benefit from the completion of the proposed Glenamuck District Roads Scheme.

The subject site is located on the north-side of Glenamuck Road South approx. 1.2 kms south west of The Park Carrickmines, the country's premier retail park, and 800 metres north east of Kilternan Village.

Regular bus services to the Ballyogan Luas stop operate in close proximity to the property. Alternatively, Carrickmines Park & Ride facility is less than a 5 min drive away. A number of retail and leisure amenities are located in close proximity including Carrickmines Golf Club, Stepside Village and Leopardstown Shopping Centre.

The Park

The Park, Carrickmines is a prosperous business and retail park occupying a pivotal location in south County Dublin. In addition to retailers such as Harvey Norman, Ikea, Woodies and TK Maxx The Park is also home to some 2,400 employees. Plans have been lodged for a €75m extension comprising an additional 600,000 sq ft of retail and leisure space.

Planning Permission

The site, which extends to approx. 4.20 ha (10.38 acres), benefits from a full grant of planning permission (ABP 303978 - 19) dated June 2019 for 203 residential units. Development access is provided directly onto Glenamuck Road South.

Full details of the planning documents can be found at the dedicated SHD website; www.glenamuckshd.ie

In addition to the residential units the permission also includes 299 sqm of communal/amenity space, a 480 sqm creche facility and 84 sqm retail unit.

A further full suite of information which includes site investigations, drawings and planning permission details can be found in the data room www.glenamuckroad.com.

A feasibility study prepared by Ferreira Architects indicates potential for an alternative scheme of 333 no. PRS units.

Glenamuck District Roads Scheme

In March 2019 Dun Laoghaire Rathdown County Council submitted a planning application to An Bord Pleanala for the construction of the Glenamuck District Roads Scheme. The scheme is intended to facilitate the construction of the Glenamuck District Distributor Road and the Glenamuck Link Distributor Road.

Dun Laoghaire Rathdown County Council subsequently submitted an application for a Compulsory Purchase Order (CPO) to An Bord Pleanala. A decision in respect of both applications is due from ABP by the end of September 2019.

The implementation of this road scheme, if approved, will enhance accessibility and public infrastructure in the locality.

Schedule of Accommodation Apartments

Floor	1 Bed Apt	2 Bed Apt	2 Bed Duplex	3 Bed Duplex	Total
Ground	6	20		18	44
First	7	26	18		51
Second	12	38			50
Third	4	13			17
Fourth	2	8			10
Fifth		1			1
Total (Apts)	31	106	18	18	173

Terraced Houses

Description	3 Bed	4 Bed	Total
Terraced Houses	20	10	30



Aerial



Site Plan

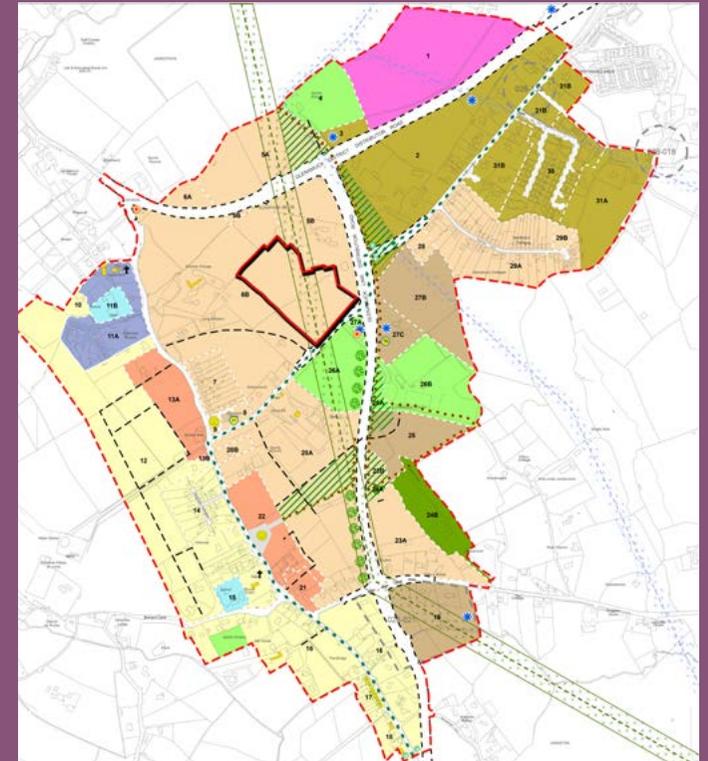


Elevation Samples



Zoning

The property is zoned Objective A: 'To protect and/or improve residential amenity' under the Dun Laoghaire Rathdown County Development Plan 2016-2022.





Glenamuck Road South Carrickmines, Dublin 18

Services

We understand all main services are available to the property, however all interested parties should satisfy themselves on the availability of services.

Title

We are advised that the property is held with a freehold title. Interested parties may contact McDermott Creed and Martyn Solicitors directly for further information on title.

Sales Process

The property is being offered for sale by private treaty.

Viewing

By appointment with sole agents.

BER

Exempt.

Website and Data Room

www.glenamuckshd.ie

www.glenamuckroad.com

Contact Sole Agent



Tel: +353 1 6477900
www.bannon.ie

Hambleden House
19-26 Pembroke Street Lower
Dublin 2

Niall Brereton
nbrereton@bannon.ie
353 1 647 7905

Ronan Lavelle
rlavelle@bannon.ie
353 1 647 7914

Licence No: 001830

Solicitor



Oxmantown Green,
Blackhall Street,
Dublin 7.

Nick McStay
nickmcstay@mcDCM.com
01 640 0040

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