

FOR SALE IN ONE OR MORE LOTS

BER B3



## Golf Club & Lands at Kilmashogue, Rathfarnham, Dublin 16

Located 11.8 km from Dublin City Centre - Ballinascorney Golf Club on approx. 15.9 ha (39.4 acres)  
and a 24.3 ha (60 acres) land holding

Approximately 40.2 ha (99.4 acres) to include Ballinascorney Golf Club (Tenant not affected)

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# GOLF CLUB & LANDS AT KILMASHOGUE



A substantial greenfield site extending to approximately 40.2 ha (99.4 acres) and currently comprising the Ballinascorney Golf Club (short term leases) and agricultural lands.

The land is grassland and has prominent frontage to both Kilmashogue Lane and Tibbradden Road with frontage of approximately 420 m and 330 m respectively and benefits from excellent vehicular access from Tibbradden Road and Kilmashogue Lane.

Ballinascorney Golf Club has an attractive detached modern two storey club house of approximately 283.8 sq m (3,055 sq ft) with a detached single storey office / store building of approximately 75.6 sq m (813 sq ft). Car parking is provided to the front of the buildings and the entire is situated on approximately 15.9 ha (39.4 acres). It is currently on a 10 year lease (break options every 2 years).

## Location

The land is located west of Kilmashogue Lane and east of Tibbradden Road, in the south lies the suburb of Rathfarnham, Dublin 16. It is served by a rural road network leading to the foothills of the Dublin Mountains.

It is located approximately 11.8 km (7 miles) south of Dublin City Centre and approximately 5.4 km (3 miles) south of Rathfarnham Village. It is within close

proximity of the M50 to the north, access is via junction 12 at Firhouse located approximately 3.5 km from the site.

Rathfarnham is located at the foothills of the Dublin Mountains, south of Terenure, west of Ballinteer and east of Templeogue. Over the past 30 years it has seen considerable development of Residential family homes to include Woodstown, Hunterswood and Stocking Wood being the more recent developments.

Rathfarnham is a popular location due to the position at the foothills of the Dublin Mountains, excellent range of amenities to include numerous Golf Clubs and a wide variety of both Primary and Secondary schools as well as the proximity to the Motorway.

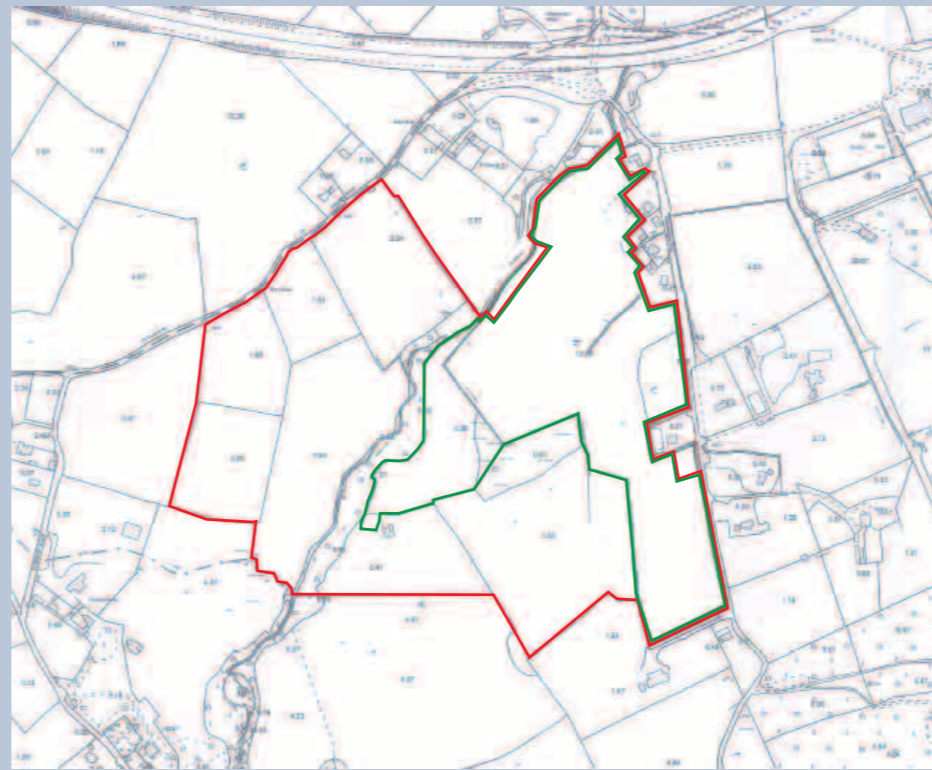
## Planning and Zoning

The property is zoned Objective B in the Dun Laoghaire Rathdown Development Plan 2010 - 2016.

“To protect and improve rural amenity and to provide for the development of agriculture”

## Permissible uses include:

Caravan Park-Holiday, Cemetery, Community Facility, Agricultural Buildings and Boarding Kennels, Home Based Economic Activities, Industry Extractive, Open Space, Public Services and Rural Industry-Food.



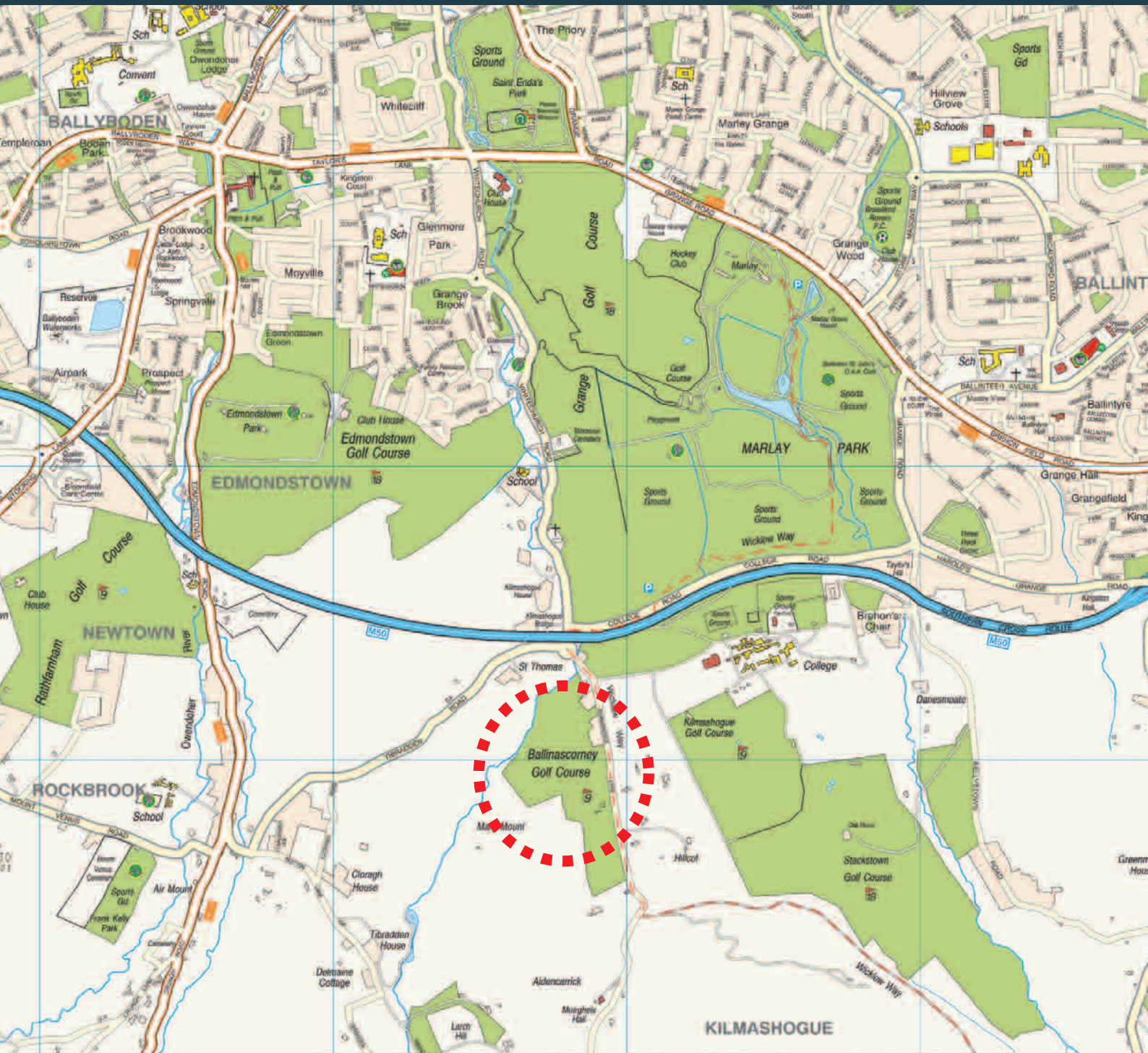
## Uses which are open for consideration include:

Residential\*, residential institution, restaurant, science and technology based industry, shop-neighbourhood, sports facility, tearoom / café, transport depot, veterinary surgery Craft centre / craft shop, crèche / nursery school, cultural use, doctor / dentist etc, education, garden centre / plant nursery, guest house, heavy vehicle park, hospital, hotel / motel, refuse land fill / tip, refuse transfer station and car park.

\* In accordance with Council policy for residential development in rural areas.



# Location Map



## Building Energy Rating

BER; B3  
BER No. 800240350  
EPI; 1764.86 kWh/m<sup>2</sup>/yr

## Inspection

Strictly by appointment through Jones Lang LaSalle

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