



Park na Silla Avenue



LUAS



Development

savills.ie



For Sale by Public Auction (unless previously sold)

Wednesday 21st May 2014, at 3pm in O'Callaghan Davenport Hotel,
8 /10 Merrion Street Lower, Dublin 2

The Croft, Park na Silla, Loughlinstown, Co. Dublin



Auction

The property will be offered for sale by Public Auction (unless previously sold) on Wednesday 21st May 2014 at 3pm in O'Callaghan Davenport Hotel, 8/10 Merrion Street Lower, Dublin 2.

Title

We understand that the property is held long leasehold. Full details on title can be made available by the solicitors.

Services

Interested parties are requested to satisfy themselves on the availability and adequacy of all services to the property.

Further Information and Viewings

Further information is available upon request. Viewings are to be arranged strictly by appointment through the selling agents.

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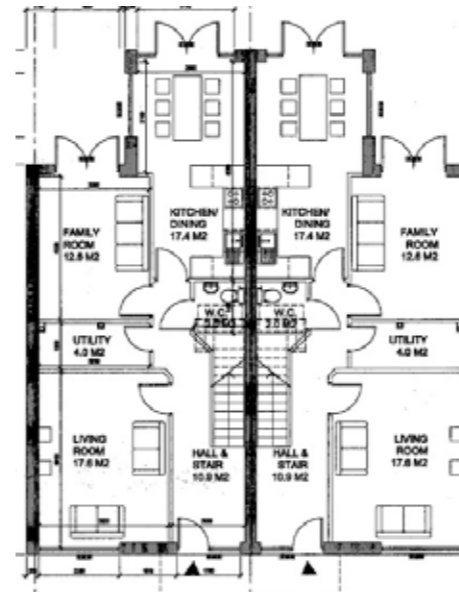
- Superb residential development opportunity
- 0.09 hectares (0.23 acres) approximately
- Zoned Residential – full planning permission for 4 no. 4 bedroom semi-detached two storey houses
- Prime residential location within The Croft, an established residential development just off the N11
- Excellent transport links with Dublin Bus routes, DART and LUAS in close proximity

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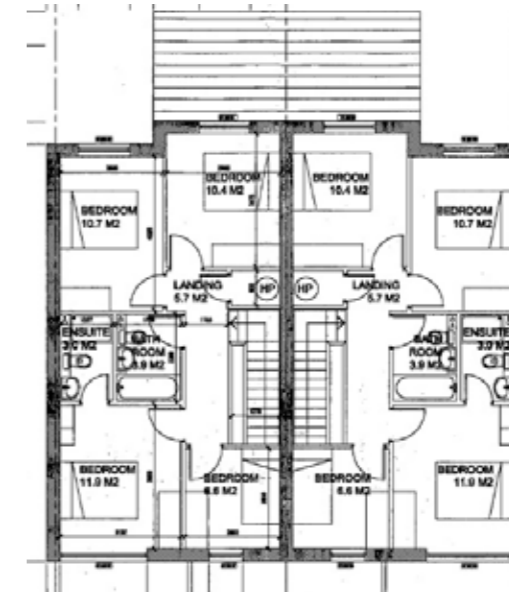
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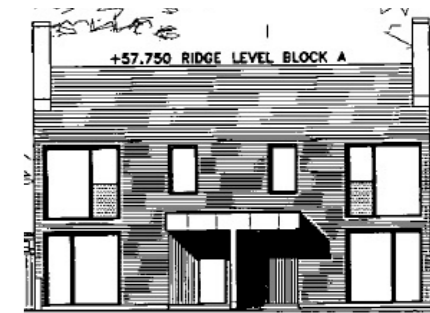
FLOOR PLANS



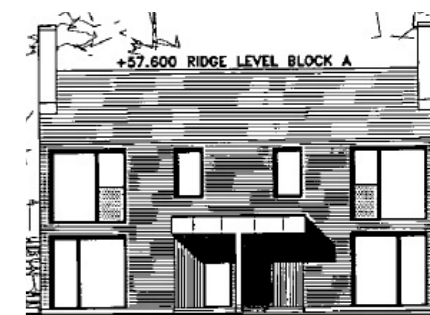
GROUND FLOOR



FIRST FLOOR



PROPOSED BLOCK A



PROPOSED BLOCK B

FAÇADE OF THE PROPOSED HOUSES



N11

Approximate outline only

Location

Ten miles south of Dublin city centre, the property is just a short walk from the heart of Loughlinstown village.

Loughlinstown offers all the advantages of a well-established neighbourhood; local stores for convenience shopping, churches, schools, rational pubs, a large park, tennis courts, St. Columcilles general hospital, and the Loughlinstown Leisure Centre.

Nearby the state-of-the-art Cherrywood Science and Technology Park is a major employer in the area, with occupiers including Dell, First Active, Friends First, Unicare and Ben Dunne Gym. The planned expansion of this major site will bring a welcome increase in shopping, cultural and leisure facilities to the area.

Description

The property comprises of a residential development site that extends to an area of approximately 0.09 hectares (0.23 acres). The property is regular in shape and is directly accessible from Park na Silla Avenue at the south-eastern corner of the property. The property forms part of an existing residential development, The Croft, which comprises of 40 no. apartments laid out in four separate blocks over basement car parking, enclosed roof terraces, balconies, a lift, fixtures and fittings and substantial plant equipment.

Zoning / Town Planning

In the 2010 – 2016 Dun Laoghaire / Rathdown County Development Plan the property is situated in an area, which is zoned objective A “to protect and /or improve residential amenities.”

The proposed LUAS green line extension is to run to the south west of the property. The Line B2 – Cherrywood to Bray environs extension (Green Line) has been proposed for an extension of 6.8 km (4.2 mi) to run from Cherrywood to Fassaroe and Bray, eventually crossing it near the Wilford interchange.

This extension has not commenced development to date.

Planning Permission

The property benefits from a recent grant of extension to the previous planning permission for the construction of four semi-detached houses (Planning Reference No. D13A/0346 & D04A/1505). Each house, upon completion, will comprise of a two storey 4 bedroom dwelling that extends to approximately 131 sq. m. (1,410 sq. ft.).

All relevant planning information and history on this property should be reviewed by interested parties on Dun Laoghaire – Rathdown County Council's website.