

**77-79 SANDFORD ROAD**  
RANELAGH, DUBLIN 6  
(former Sandford Garage)

**FOR SALE**  
BY PRIVATE TREATY



**AGAR**

COMMERCIAL PROPERTY CONSULTANTS  
ACQUISITION & DEVELOPMENT ADVISERS

**PRIME RESIDENTIAL DEVELOPMENT SITE**

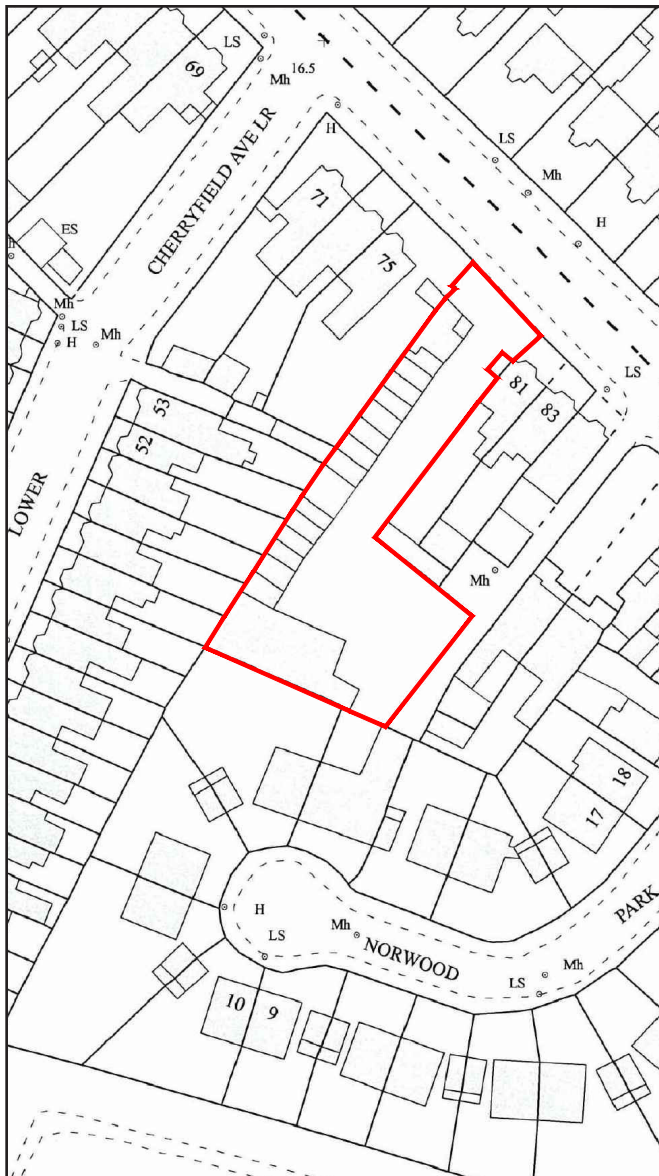
SITE: 0.3 acres (0.121 ha)

ROAD FRONTAGE: 14.5m



# LOCATION, LOCATION, LOCATION

- Prime high profile location on Sandford Road.
- Most sought after residential address.
- Within an easy walk to Ranelagh Village.
- Public transport on Sandford Road, while LUAS is within a short distance to Beechwood.
- Sandford Park School, Muckross College and Gonzaga College are all close by.



## DETAILS:

- Former 'Sandford Garage' since 1946.
- Standing on 0.3 acres.
- Includes garages and workshop.



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## SUGGESTED SCHEME LAYOUT:



## DEVELOPMENT OPTION:

- A scheme of 12 homes has been prepared by Architect Adrian Hill, MRIAI.
- Scheme includes 6 x Duplex (2 beds @ 110 Sq. M.) and 6 Apartments (2 beds @ 75 Sq. M.)
- Please note this feasibility has no planning status and intending purchasers should make their own enquiries.

## ZONING:

- The property is situated in an area zoned objective Z2 "to protect and / or improve the amenities of residential conservation areas" under the Dublin City Development Plan 2016-2022.

## SERVICES:

- We understand all mains services are adjoining.
- Intending purchasers should satisfy themselves on their availability.



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**SOLICITOR:**

Gerald Kelly  
Solicitor  
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62-63 Lower Mounttown Road  
Dun Laoghaire  
Co. Dublin.  
Tel: 01 2300584

**TITLE:**

FREEHOLD.  
VACANT POSSESSION.

**VIEWING:**

BY PRIOR APPOINTMENT

**AGENT:**

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