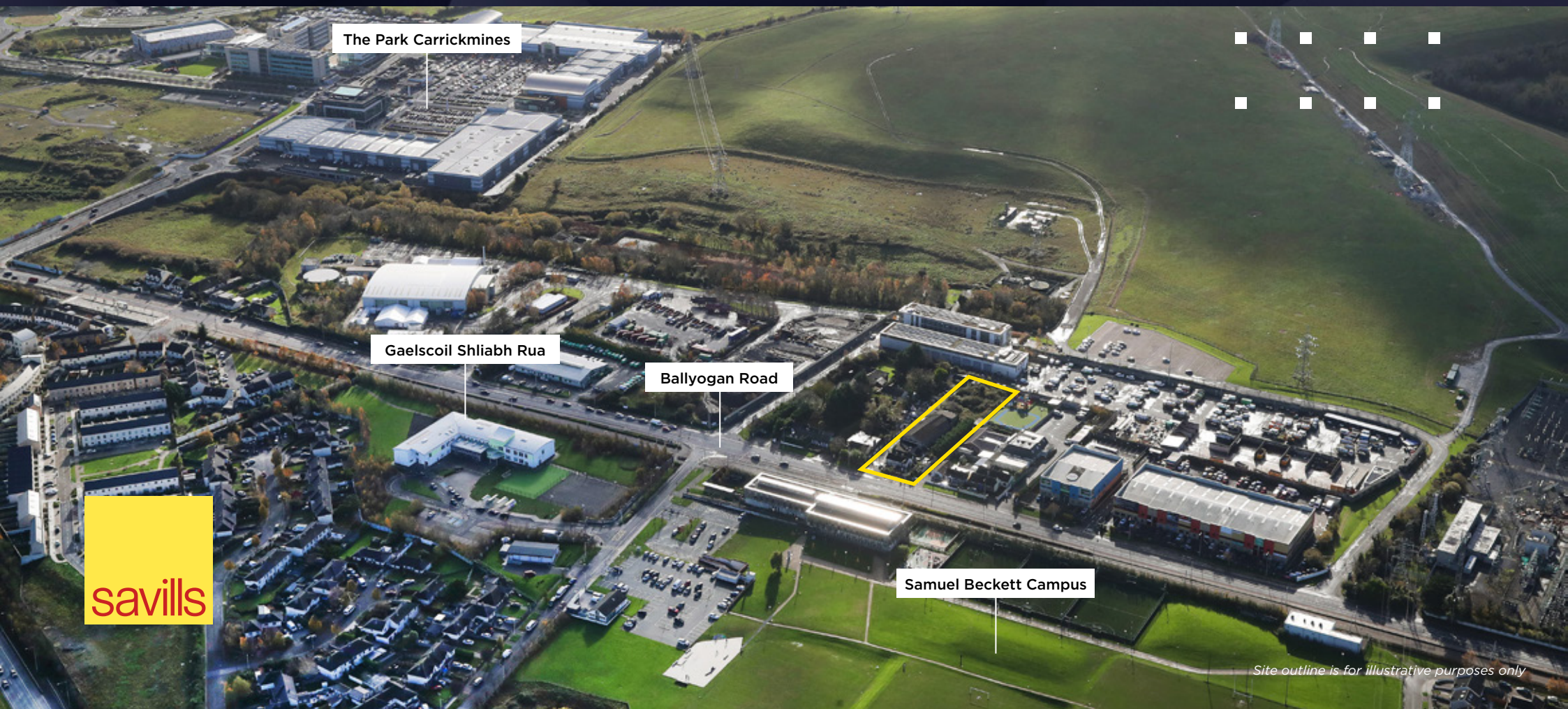


FOR SALE BY PRIVATE TREATY

Lands at Ballyogan Road

Dublin 18

Excellent residential development opportunity with the benefit of FPP



Site outline is for illustrative purposes only



Site outline is for illustrative purposes only



Superb residential development opportunity with FPP for 49 no. residential apartments.



Under the 2025 apartment design standards, the scheme may be modified to allow 63 units without altering the planning grant.



The site extends to approx. 0.48 ha (1.19 ac).



Exceptional connectivity with the Leopardstown Valley Green Line Luas stop less than an eight-minute walk away, and in close proximity to the M50.



Located within 750m of Leopardstown Village Centre and a full range of local amenities close by.



Zoned Objective 'A'- 'To provide residential development and improve residential amenity while protecting the existing residential amenities' under the Dun Laoghaire Rathdown County Development Plan 2022-2028, with all main services available.

Location

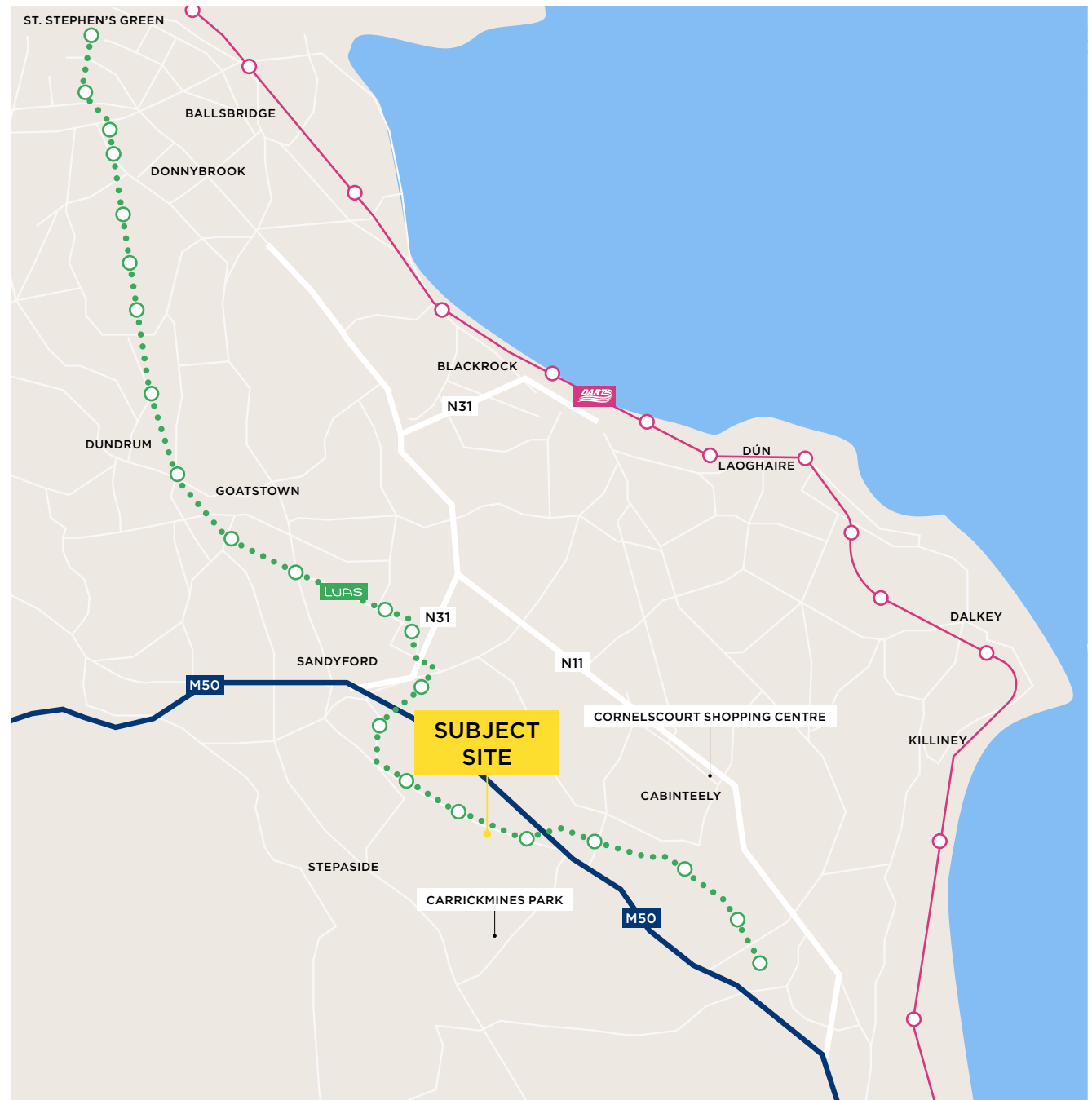
The property is superbly positioned centrally along the Ballyogan Road, which is a popular residential location.

The site is within easy walking distance of all main services, transport links, and Leopardstown Village Centre. Leopardstown Village Centre, located just 700m northwest of the site (approx. 8-minute walk), provides a wide mix of retail and service offerings.

The area offers an excellent range of local amenities, including shops, grocery stores, restaurants, pharmacies, cafés, and recreational facilities. The site is ideally located just a short drive from The Park Carrickmines, one of South Dublin's premier retail destinations, offering a wide range of shopping outlets, eateries, and services including fashion stores, homeware, electronics, and large retailers such as Harvey Norman, TK Maxx, and Boots.

Several primary and secondary schools are located nearby, including Holy Trinity National School, Stepside Educate Together, Gaelscoil Shliabh Rua and St. Brigid's Schools in Foxrock and Cabinteely, all within walking distance.

Connectivity is a key strength of the location. The site benefits from excellent public transport links, situated along the Green Line Luas. It is approximately a 7-minute walk from both Leopardstown Valley Luas stop to the east and Ballyogan Wood stop to the west, offering convenient access to Dublin's city centre and surrounding suburbs. Route 63 bus travels between Kilternan and Dun Laoghaire, passing through Ballyogan Road. It offers access to Sandyford, Stillorgan, and other south Dublin suburbs. The subject site is strategically positioned between Junctions 14 and 15 of the southbound M50 motorway. The M50 motorways close reach, ensures seamless access to the wider Dublin region. In addition, Dublin Airport can be reached in just 25 minutes.



Description

The subject site comprises a regularly shaped brownfield area of approximately 0.48 hectares (1.19 acres).

It comprises a parcel with two existing single-story cottages with associated buildings. The cottages have been vacant for a number of years.

The lands benefit from a full grant of Planning Permission (D24A/O886) for a well-designed residential scheme across two apartment blocks.

The scheme includes a mix of one, two and three bed units, each with private balconies/terraces.

The development provides for a total of 49 no. units, comprising:

- 1 no. three-bedroom apartments
- 29 no. two-bedroom apartments
- 19 no. one-bedroom apartments

The blocks will range in height from 4 - 5 stories and will have a gross floor area of 4,989 sq m (53,701 sq ft).

The 2025 apartment design standards will allow the scheme to increase to 63 no. units within the existing gross floor area through a modification of the current permission, without requiring a new planning amendment.

The planning also benefits from a 20-space car parking area between the two blocks, 2 disabled-access bays, 5 EV charging points for residents and visitors.

This represents an opportunity to deliver a high-quality scheme in one of South Dublin's growing suburban locations.



Planning Permission

RESIDENTIAL MIX - BLOCK A

Unit no.	Bed Type	Sq m	Sq ft
A-01	1 Bed Apartment	48.9	526.4
A-02	2 Bed Apartment	88.5	952.4
A-03	2 Bed Apartment	80.5	866.3
A-04	2 Bed Apartment	84.3	906.9
A-05	1 Bed Apartment	47.8	514.1
A-06	1 Bed Apartment	48.9	526.4
A-07	2 Bed Apartment	88.5	952.4
A-08	2 Bed Apartment	76.8	826.3
A-09	2 Bed Apartment	76.8	826.3
A-10	2 Bed Apartment	88.5	952.4
A-11	1 Bed Apartment	47.6	512.4
A-12	1 Bed Apartment	48.9	526.4
A-13	2 Bed Apartment	88.5	952.4
A-14	2 Bed Apartment	76.8	826.3
A-15	2 Bed Apartment	76.8	826.3
A-16	2 Bed Apartment	88.5	952.4
A-17	1 Bed Apartment	47.8	514.1
A-18	1 Bed Apartment	48.9	526.4
A-19	2 Bed Apartment	88.5	952.4
A-20	2 Bed Apartment	76.8	826.3
A-21	2 Bed Apartment	76.8	826.3
A-22	2 Bed Apartment	88.5	952.4
A-23	1 Bed Apartment	47.8	514.1
A-24	3 Bed Apartment	122.3	1316.5
Total		1,753.5	18,874.4

GROUND FLOOR BLOCK A LAYOUT



FIRST FLOOR BLOCK A LAYOUT



Planning Permission

RESIDENTIAL MIX - BLOCK B

Unit no.	Bed Type	Sq m	Sq ft
B-01	2 Bed Apartment	79.0	849.9
B-02	1 Bed Apartment	52.7	567.3
B-03	2 Bed Apartment	77.2	831.2
B-04	1 Bed Apartment	69.0	742.2
B-05	2 Bed Apartment	79.0	849.9
B-06	1 Bed Apartment	52.7	567.3
B-07	2 Bed Apartment	77.2	831.2
B- 08	2 Bed Apartment	91.1	980.8
B-09	1 Bed Apartment	50.5	543.7
B-10	1 Bed Apartment	58.9	634.0
B-11	2 Bed Apartment	97.5	1,048.9
B-12	2 Bed Apartment	79.0	849.9
B-13	1 Bed Apartment	52.7	567.3
B-14	2 Bed Apartment	77.2	831.2
B-15	2 Bed Apartment	91.1	980.8
B-16	1 Bed Apartment	50.5	543.7
B-17	1 Bed Apartment	58.9	634.0
B-18	2 Bed Apartment	97.5	1,048.9
B-19	2 Bed Apartment	79.0	849.9
B-20	1 Bed Apartment	52.7	567.3
B-21	2 Bed Apartment	77.2	831.2
B-22	2 Bed Apartment	91.1	980.8
B-23	1 Bed Apartment	50.5	543.7
B-24	1 Bed Apartment	58.9	634.0
B-25	2 Bed Apartment	97.5	1,048.9
Total		1,798.4	19,357.9





Further information

DATA ROOM

For access to the data room, please contact the selling agent.

TITLE

It is understood that the property is held freehold.

METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

SERVICES

Interest parties are advised to satisfy themselves on the availability and adequacy of all services.

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