WESTMINSTER ROAD, FOXROCK

READY-TO-GO SITE WITH F.P.P. FOR A 4 BED, DETACHED HOUSE



WESTMINSTER ROAD foxrock, dublin 18

Ready-to-go site with F.P.P. for a detached, 4 bedroom house of 2,421 sq.ft.

The site is located on the southern side of the sought after and prestigious Westminster Road in Foxrock, Dublin 18 just 270 metres from Foxrock village. This charming village has a selection of popular eateries, restaurants and specialist food shops serving this upmarket suburb.

This regular shaped site extends to approx. 0.108 acres and benefits from approx. 10.6 metres of frontage onto Westminster Road. The site also enjoys a south facing rear garden and the proposed house allows for an ample sized, secure driveway to the front.

Situated approx. 0.8 km from the N11 and approx. 2.2 km from the M50 the location is highly accessible. Furthermore, the Sandyford and Central Park Luas stops are both within walking distance, allowing Dublin City centre to be easily reached.

There are also a number of sports and recreational facilities close by including Carrickmines Tennis Club, Foxrock Golf Club, Leopardstown Racecourse and Golf Club. Additionally, there are also a number of well-established schools at primary and secondary level.

> Central Park Luas > 1.9km N11 > 0.8km M50 > 2.2km



Planning

On 26th February 2015 Dun Laoghaire Rathdown County Council granted permission (D14A/0636) for the construction of a detached, 2 storey, 4 bedroom house on the site together with a new vehicular entrance onto Westminster Road.

The proposed house is well designed and extends to approx. 225 sq.m. (2,421 sq.ft.).

Zoning

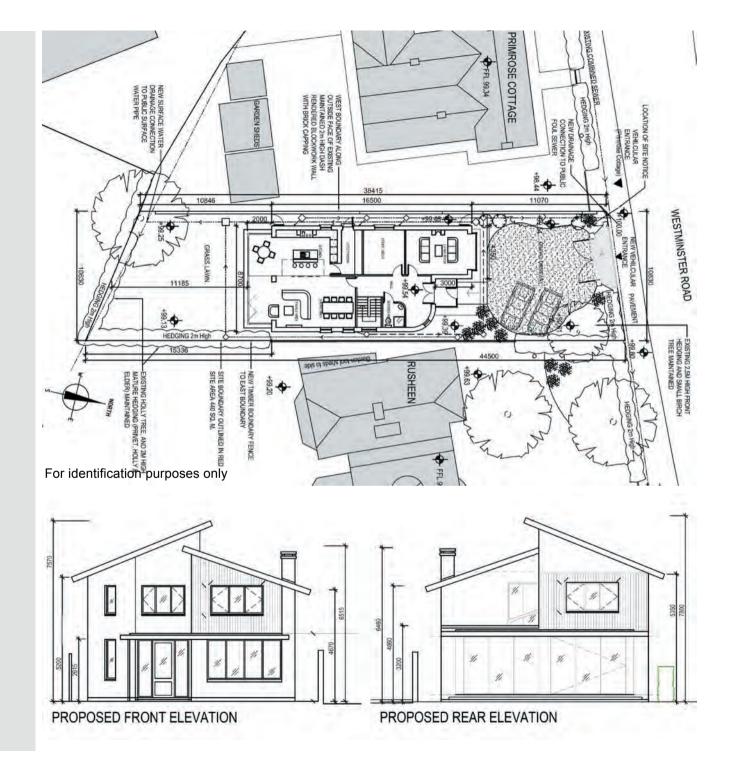
Under the Dun Laoghaire Rathdown County Development Plan 2016-2022 the site is zoned Objective A. 'to protect and-or improve residential amenity'.

> **Viewing** Strictly by appointment only.

> > **Guide Price** On application.

Adjoining House

The adjoining house 'Rusheen' is also available on approx. 0.6 acres. Further details available on request.





Knight 01 - 634 2466 Frank KnightFrank.ie

20-21 Upper Pembroke Street

Dublin 2

Finín O'Driscoll finin.odriscoll@ie.knightfrank.com

These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselve (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT(unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O'Reilly trading as Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property.

PSR Reg. No. 001266