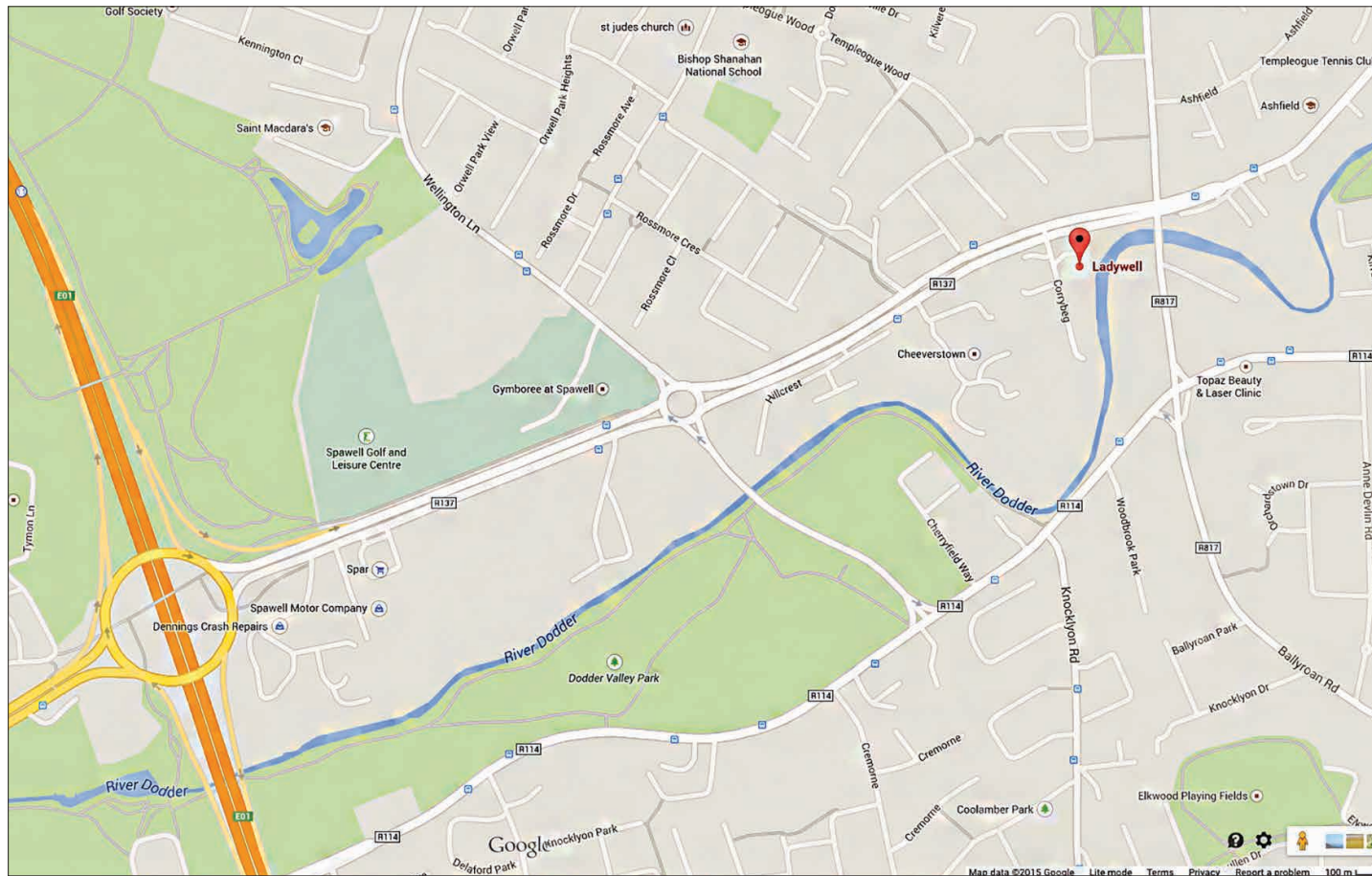


"Ladywell", Corrybeg, Templeogue, Dublin 16.



Prime Residential Development Opportunity

PROPOSALS:

Joint venture proposals to be submitted to DNG, 30 Leeson Park, Ranelagh, Dublin 6 by 5.00PM the 20th March, 2015.

ARCHITECTS

Jong Kim,
AKM Consultants,
Unit 9, Trinity Court, Fonthill Business Park, Dublin 22.
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VIEWING: BY APPOINTMENT

Register your interest today by contacting DNG New Homes on 01 4912600 or email newhomes@dng.ie



Messrs. DNG for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.

Joint Venture Proposals
sought from Builders/Developers

FPP for 16 fine Houses at

**"Ladywell",
Corrybeg, Templeogue
Dublin 6w.**



T: 01 4912600

DESCRIPTION

The site is located on the east side of Corrybeg a highly sought after cul de sac off the Templeogue Road. It is broadly speaking rectangular in shape curving southerly from the front where it stretches down the entire east side of the cul de sac with the River Dodder flowing to the rear which is an excellent local amenity. The balance of houses on the road comprises substantial modern detached two storey homes on large gardens. There is currently a detached house and outbuildings to the front of the site which are planned to be demolished as part of the development.

TOWN PLANNING

The subject site is primarily zoned objective A "To protect and improve Residential Amenity and areas along the east bank of the River Dodder are zoned Objective G "To protect and improve High Amenity Areas". The site benefits from a Grant of Planning Permission from South Dublin County Council under Register Reference SD14A/0107 granted on the 12th December, 2014 for the construction of 16 large 4 & 5 semi-detached houses.

ACCOMMODATION SCHEDULE

HOUSE TYPE	BEDS	NO. OF TYPE	SQ.M	SQ.FT
Type A	5	1	225	2421
Type B	5	1	214	2303
Type C	4	14	191	2055
TOTAL		16		

DIRECTIONS

From Dublin. Head up Cypress Grove Road. Turn right at Templeogue Bridge turn right on to Templeogue Road. Corrybeg is the first turn on the left hand side.

From Terenure Village. Head up Templeogue Road. Pass Bushy Park on your left Hand side. Continue straight through Templeogue Village. Continue straight through the next set of traffic lights heading away from Templeogue Village passing Temple Bridge on your left on to the next section of Templeogue Road. Corrybeg is the next cul de sac on your left hand side.



FEATURES

- Prime development opportunity
- FPP in place for 16 large 4 & 5 bedroom semi -detached houses (ready to go)
- Houses sizes from 191 - 225 Sq.M
- Houses are of excellent design
- Highly sought after cul de sac location backing on to the River Dodder
- Located close to all amenities at Templeogue and Terenure Villages
- Seconds from M50
- Located within easy reach of many of south Dublin's best schools
- Proven selling area
- Strong demand anticipated for completed houses

SERVICES

We understand that all mains services are available to the property but we have not tested same.