

ON THE INSTRUCTIONS OF THE RECEIVER AIDEN MURPHY

# MAJOR DEVELOPMENT SITE 0.95 HA (2.36 ACRES) & TWO MAGNIFICENT DETACHED HOUSES BRIGHTON ROAD, FOXROCK, DUBLIN 18



01-638 2700

- Located on the western side of Brighton Road in the heart of Foxrock.
- **Lot 1:** Rear development sites approx. 0.95 ha (2.36 acres) with direct access from Brighton Road.
- **Lot 2:** Craughwell comprises a magnificent detached 5 bedroom residence on approx. 0.17 ha (0.42 acres).
- **Lot 3:** St Benedicts comprises a wonderful colonial style 5 bed detached residences on approx. 0.21 ha (0.54 acres).
- Total site area includes St Benedicts and Craughwell 1.3 ha (3.3 acres).





## LOCATION

The properties are located on the western side of Brighton Road which links with the R113 Leopardstown Road via Torquay Road approx. 1.5km north west of the property in the heart of Foxrock village. The surrounding area is a mix of mature and modern density housing developments and one off large residences. Foxrock village is located approx. 500m to the north and provides basic range of amenities while a more extensive range of services are available at Stillorgan and Blackrock villages approx. 3km and 4km to the north and north east respectively. Dundrum Town Centre is approx. 4km to the north west while the properties all back on to Leopardstown Horse Racing Grounds. There are extensive primary and secondary schools in the area with excellent road links to the M50 and N11. The LUAS green Line park and ride services are available at Sandyford.



## CRAUGHWELL

The property comprises a magnificent detached two and a half storey five bedroom house on a site of approx. 0.17 ha (0.42 acres). The property was previously occupied by the Kenyan Embassy. At ground floor level it has a main reception hall, kitchen/dining and family room, wc, utility room, housekeepers studio and three reception rooms and a study. While at first floor level there are three en-suite bedrooms and access to a first floor level balcony and external hot tub. The attic level has two further ensuite bedrooms and a laundry room. It has large front and rear gardens. The total accommodation comprises approx. 497 sqm (5,353 sqft).



## ST BENEDICTS

St Benedicts is located on the same side of Brighton Road as Craughwell but has one property located between them, called Fairholme. St Benedict's is a detached substantial residence on a site of approx. 0.21 ha (0.54 acres). It is an Colonial style house clad externally in timber with single glazed sliding sash windows throughout. On the ground floor there is the main hall, reception room, kitchen/family/breakfast area, utility, two further reception rooms and two en suite bedrooms. While upstairs there is the master bedroom and two additional double bedrooms. Two of the rooms opens out on to a rear veranda overlooking the garden. Total accommodation comprises approx. 280 sqm (3,014 sqft).





### REAR DEVELOPMENT SITE

The rear development site comprises approx. 0.95 ha (2.36 acres) and is accessed directly off Brighton Road via a laneway between Craughwell and Fairholme. Superb residential development potential subject to planning permission.

### ZONING

All the properties are all situated in an area that is zoned objective A "to protect and/or improve residential amenity" under the Dun Laoghaire Rathdown County Council Development Plan 2016 - 2022. Part of the property is located within an architectural conservation area.



## TITLE

Freehold.

## FURTHER INFORMATION/VIEWING

Viewing is strictly by appointment only with the sole selling agents 01-638 2700.

### Lisney Residential

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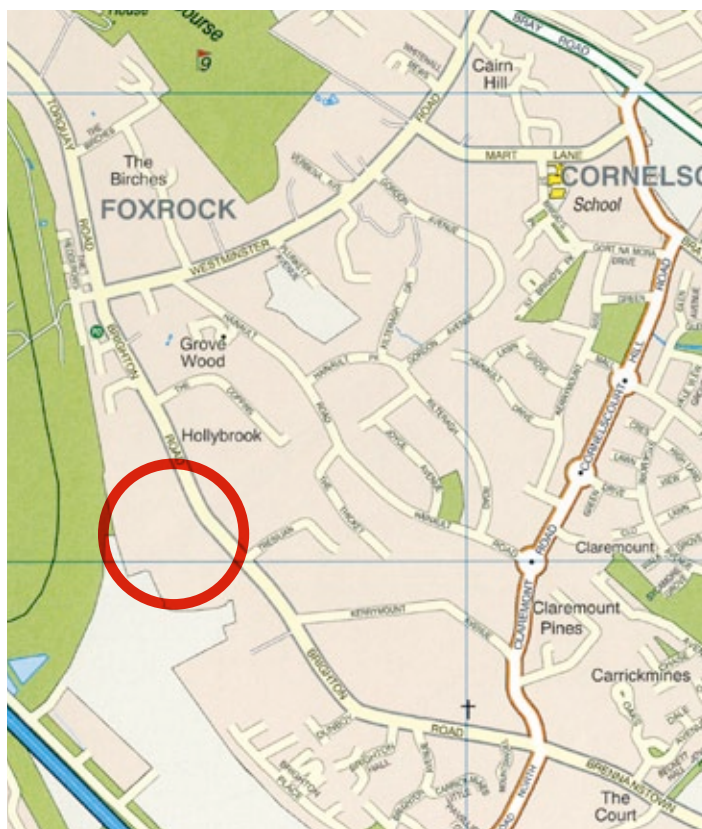
### Lisney Development Land

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Site access from Brighton Road



### ST. STEPHEN'S GREEN HOUSE

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