



Sydenham House, Sydenham Villas, Dundrum, Dublin 14.



FOR SALE BY PRIVATE TREATY

On the Instructions of the Fixed Charge Receiver.

- Prominently situated at the junction of Sydenham Road, Kilmacud Road Upper and Sydenham Villas.
- Derelict Victorian House of approx. 209sqm (2,260sqft) on approx. 0.19 hectares (0.47 acres).
- Expired planning permission for conversion of the house into 4 apartments and for the construction of a two storey residential building containing 8 apartments.
- The property is potentially suited to restoration as a most attractive Victorian residence while the extensive grounds offer further development potential for houses (subject to planning permission).



LOCATION

The property is situated in a most sought after residential area close to Dundrum Main Street, Dundrum Town Centre, the Luas and all amenities to include churches, schools and recreational facilities. The Upper Kilmacud Road is an upmarket residential location.

The property occupies a prominent corner position with extensive frontages of 66 metres to Upper Kilmacud Road and 42 metres to Sydenham Villas to the south of the property. On Sydenham Villas there is Taney Parish National School and a number of private residences. Sydenham Villas itself is a cul-de-sac with no through traffic. To the east of the property on the Upper Kilmacud Road and on Sydenham Road there are a number of fine private residences.

DESCRIPTION

The house is in a derelict condition and has been subject to both water and fire damage in recent times. In its original state the property offered spacious accommodation of 3 reception, kitchen and wc downstairs with 4 bedrooms and a bathroom upstairs. There are also store rooms and a garage. The house (excluding the garage) extends to an approximate 209sqm (2,260sqft) gross internal area to include the two storey extension to the rear of the house, not shown on the attached plan. As a very approximate guide to the layout of the house indicative only floor plans are reproduced in this brochure.

TOWN PLANNING

The property has a recently expired grant of planning permission for conversion of the house into 4 apartments and for the construction of a two storey residential building with 8 apartments.

The property is Zoned Residential "Objective A" under the Dun Laoghaire Rathdown Development Plan 2010-2016. Sydenham House is not on the Register of Protected Structures. However, the entrance gates, driveway and some of the residence are in an Architectural Conservation Area. Details of the conservation of archaeological and architectural heritage are contained in Chapter 11 of the Development Plan which is available online.

An extract from Chapter 11 (page 108) states "The designation of an Architectural Conservation Area has the effect of de-exempting works to the exterior of any structure where they would, in the opinion of the Planning Authority, materially affect the character of the area, and therefore the works would require planning permission. Repair or refurbishment works which do not materially affect the external character will not require planning permission. The Architectural Conservation Area designation does not prevent internal changes or rearrangements provided that these changes do not impact on the exterior appearance of the structure".

TITLE AND PRICE

We understand that the property is held under freehold title. Price on application.

VIEWING AND FURTHER INFORMATION

The property is in a derelict condition and for insurance reasons it is not possible to provide access for viewing.

For further information contact Ross Shorten, Susan O'Leary or John McIntyre at 01 638 2700.

