



DUBLIN MOUNTAIN
GOLF COURSE

BRITTAS, CO. DUBLIN, D24 E653

102 ACRES, 41.28 HECTARES

An extensive parcel of land in a dramatic setting
on the doorstep of the City.

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THE LANDS

A single parcel of land extending to 102 acres and currently in use as Dublin Mountain Golf Course. The golf course was converted from agricultural lands in 1993 with minimal disturbance to the extant natural contours and drainage systems. Despite being situated at an elevation of approximately 300 metres the land only undulates gently towards its southern boundary and the majority of the lands are of a relatively flat topography.

GOLF COURSE

Established in 1993, it is a mature 18-hole 6,163-yard (par 71) golf course and has been designed to minimise running costs. The course has stunning panoramic views and major amenity appeal with attractive mature beech trees and incorporating meadow grass greens. At its height, the club boasted a membership in excess of 700 people due to its proximity to the city, suburbs and well populated hinterland. The course itself is contained on approximately 98 acres with the clubhouse, car parking and other facilities situated on approximately 4 acres.

SITUATION

Brittas is a small rural village situated in South County Dublin close to Wicklow and Kildare. Brittas is very accessible to Dublin and its environs and is located approximately 8km southwest of Citywest (10 mins), 6km south of Saggart, 12km south of Tallaght, 23km southwest of the City Centre and 10km north of Blessington. The property is located less than 1km from the N81 which provides convenient access to Citywest (10 mins), N7 (10 mins, M50 (15 mins) and Luas Red Line (10 mins). It is with the administrative jurisdiction of South Dublin County Council.

IT IS TRULY A NATURAL TRADITIONAL
PAR 71 COURSE ON 102 ACRES
WITH SPECTACULAR 360 VIEWS

CLICK TO WATCH AERIAL VIDEO.

Please click here <https://youtu.be/kg3oX6KvTsc> to view on mobile devices.



ACCOMMODATION AND FACILITIES

CLUBHOUSE

The single storey clubhouse was constructed in 2006 and extends to approximately 160.58 sq.m. (1,729 sq.ft.). The accommodation comprises:

- Reception
- Starters Room
- Managerial Offices
- Large Dining Room
- Kitchen

FACILITIES

Player facilities are located adjacent to the clubhouse and extend to approximately 110.62 sq.m. (1,191 sq.ft.). Player facilities include:

- Disabled Toilets
- Male changing rooms, shower room and toilets
- Female changing rooms, shower room and toilets

RESIDENTIAL

Residential complex extending to approximately 91.12 sq.m. (981 sq.ft.) and provides the following accommodation:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Living Room
- Courtyard

VERSATILE OPPORTUNITY

The sale represents an extremely versatile opportunity to increase the commercialisation of the asset or change the use entirely.

GOLF

If the property was to continue to operate as a golf course there is obvious latent potential to improve the income generating capacity of facilities. In particular the food, beverage, function and accommodation side of the business has not been maximised and could have significant potential with some investment.

FARMING

The lands are well maintained and free draining and could easily be converted back to agricultural use. There is no underground irrigation system or piping and no chemicals have been applied to the lands in the past 18 years with the exception of the greens.

POTENTIAL ALTERNATIVE USES

The property is contained in the South Dublin County Council Development Plan 2016 – 2022. Under this Development Plan the property has the following zoning designation: Zoning Objective 'HA – DM': 'To protect and enhance the outstanding natural character of the Dublin Mountains area'. The following uses would be open for consideration in a planning application:

- Hotel
- Restaurant / Cafe
- Sports club facility
- B&B
- Pub
- Garden centre
- Equine Facilities
- Recreational facility
- Rural housing if associated with agricultural or employment need on the lands



For illustration purposes only.



Not to Scale: For illustration purposes only.

MOTORWAY

N81 Upgrade – Tallaght to Hollywood Cross

The preferred route corridor for the upgrading and rerouting of the N81 National Secondary Road to dual carriageway has the potential to impact approximately 10 acres of lands on the western boundary of the property and if it comes to fruition may be the subject of a Compulsory Purchase Order. In its current form, it provides for a new junction layout adjacent to the property and so may allow for additional commercialisation of the land subject to planning.

SERVICES

- Mains Electricity
- Well producing 3,000 litres per hour
- 10,000 litre underground water storage tank
- Septic Tank
- Central heating to clubhouse, player facilities and residential components

TITLE

The entire lands are registered in the Land Registry under Folio DN188208F.

METHOD OF SALE

The property can be offered for sale on the following bases:

- Asset disposal of the Entire
- Asset disposal in Lots as follows:
 - Lot 1 – Lands extending to approximately 94 acres
 - Lot 2 – Clubhouse, facilities and yard on approximately 8 acres (The sale of this lot will be subject to Vat)
- Disposal of the business as a going concern with or without machinery and contents

BER DETAILS

CLUB HOUSE



BER No: 800509465

Energy Performance Indicator: 504.69 kWh/m2/yr
0.96

APARTMENT



BER No: 109049015

Energy Performance Indicator: 463 kWh/m2/yr

VIEWING

By appointment with the sole selling agent

GUIDE PRICE

€1,500,000

CONTACT

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