

# BRADY'S CASTLEKNOCK INN, OLD NAVAN ROAD, CASTLEKNOCK, DUBLIN 15

READY TO GO RESIDENTIAL DEVELOPMENT SITE

# FOR SALE

By Private Treaty



Phoenix Park



Brady's Castleknock Inn



Train Station



Blanchardstown Shopping Centre

c.0.783 ACRE DEVELOPMENT SITE. PLANNING FOR 36 2 & 3  
BEDROOM APARTMENTS AND PENTHOUSES.





Photomontage of apartment blocks by Lawrence & Long Architects

## DESCRIPTION

The subject site is located on the north side of the Old Navan Road and to the south-west of the Navan Road and extends to an area of c.0.317 hectares (c.0.783 acres). The site currently accommodates Brady's Castleknock Inn which is a two-storey over basement building that accommodates a public house (including a large car park and outdoor smoking area) and restaurant use on the first floor. The property will be sold with vacant possession.

It is located within a well-established residential area with Talbot Downs and Talbot Court to the East and West, and a linear park adjacent to the north of the site. The property is located adjacent to the N3 motorway and the M50 orbital motorway which gives direct access to Dublin City Centre and Blanchardstown Shopping Centre.

The site has full Planning Permission for 36 apartments in a mix of 2 and 3 bedroom apartments and penthouses with a basement for 69 car spaces and a number of storage units for residents underground.



## KEY BENEFITS

- F.P.P. for 36 apartments a mix of 2 & 3 Bed Apartments.
- Regular site in established residential neighbourhood.
- Frontages to Old Navan Road and Talbot Downs.
- Overlooking Linear Park green area to rear.
- Designed by Lawrence & Long Architects in four 3 & 4 storey blocks.
- Basement for 69 car spaces and a number of storage units.
- 50 Bicycle parking spaces.
- c.0.783 acre / 0.317 ha.
- c.600m to train station.
- c.1.3km Blanchardstown Shopping Centre.
- c.450m Castleknock Tennis Club.
- c.600m to M50 / N3 Junction.

# LOCATION

The site is located on the Old Navan Road a cul de sac that was part of the Old Navan Road before the M50 was built which has made the road a cul de sac which terminates at the canal and beside the Twelfth Lock Boutique Hotel and Restaurant.

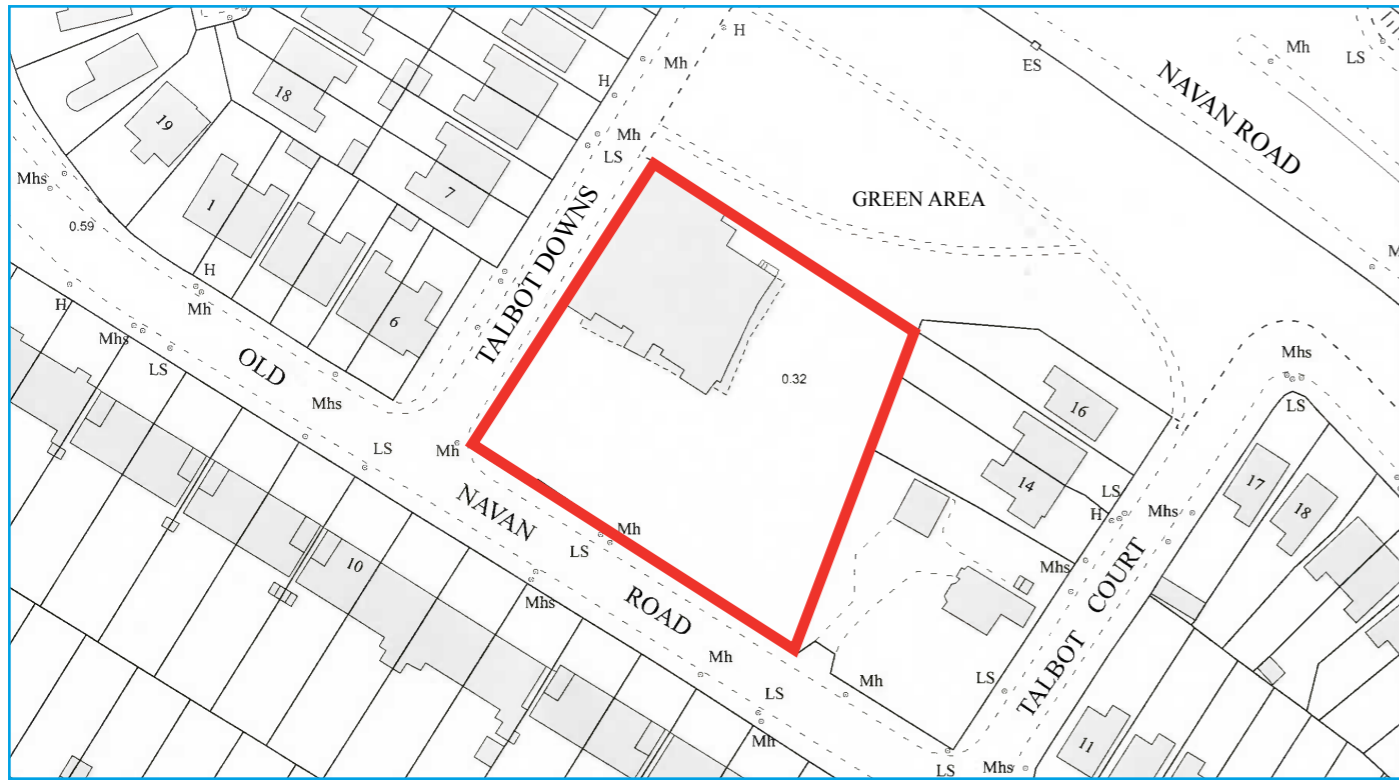
The property is within 600 metres of Castleknock train station and within 200 metres of the Royal Canal. The Old Navan Road is just off the N3 at the M50 Blanchardstown Junction. There is pedestrian access across the M50 which brings you out at Castleknock Lawn Tennis Club and leads to Auburn Avenue and Castleknock Village.

Bradys Castleknock Inn is currently on the site and is a well known landmark. The location is within 15 minutes walk to Blanchardstown Shopping Centre, The Phoenix Park and the centre of Castleknock Village.



- 1 The Site
- 2 Castleknock Village
- 3 Castleknock Tennis Club
- 4 Phoenix Park
- 5 Royal Canal
- 6 M50 Motorway
- 7 Connolly Hospital
- 8 Junction 6 Fitness Centre
- 9 Old Navan Road
- 10 12th Lock Boutique Hotel
- 11 N3 Navan Road
- 12 Elmgreen Golf Club
- 13 Pedestrian Tunnel
- 14 Auburn Avenue
- 15 Phoenix Park Train Station

Aerial view of subject site outlined in red.



Red outline for illustrative purposes only.



## TOWN PLANNING

Objective 'RS' in the Fingal Development Plan 2017 - 2023. The objectives of areas zoned 'RS' is to provide for residential development and protect and improve residential amenity.

Planning Ref: An Bord Pleanla Ref: PL06F.248037  
Fingal County Council Ref: FW16A/0079

## APARTMENT FEATURES

- Dual & triple aspect apartments and penthouses.
- Large balconies.
- Living room with separate kitchen.
- Good storage.
- 31 No. 2 bedroom units ranging from c.81sq.m. - 86.5sq.m.
- 5 No. 3 bedroom units ranging from c.92sq.m. - 112sq.m.
- 2 bathrooms per unit.
- Beside a linear park.
- Basement parking.
- Contemporary style building.
- 8 Penthouse units.
- Communal garden.
- Storage units for residents.

## SERVICES

We understand that all mains services are available to the property. However, interested parties are required to satisfy themselves as to the adequacy of all services.

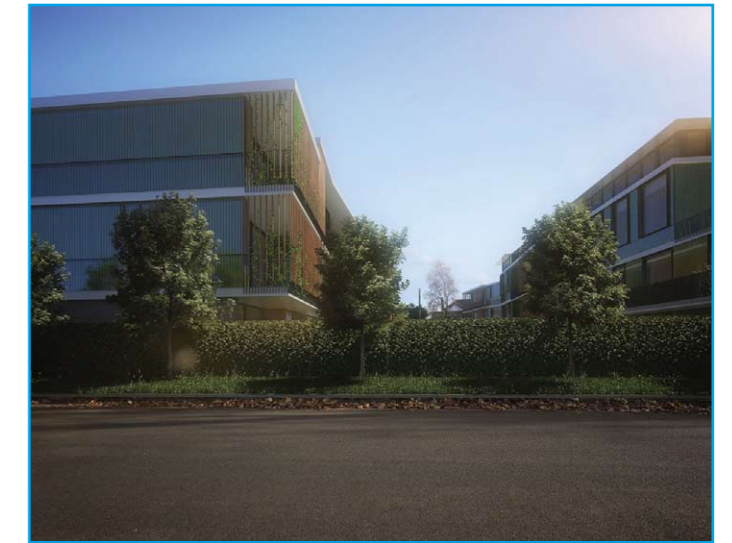
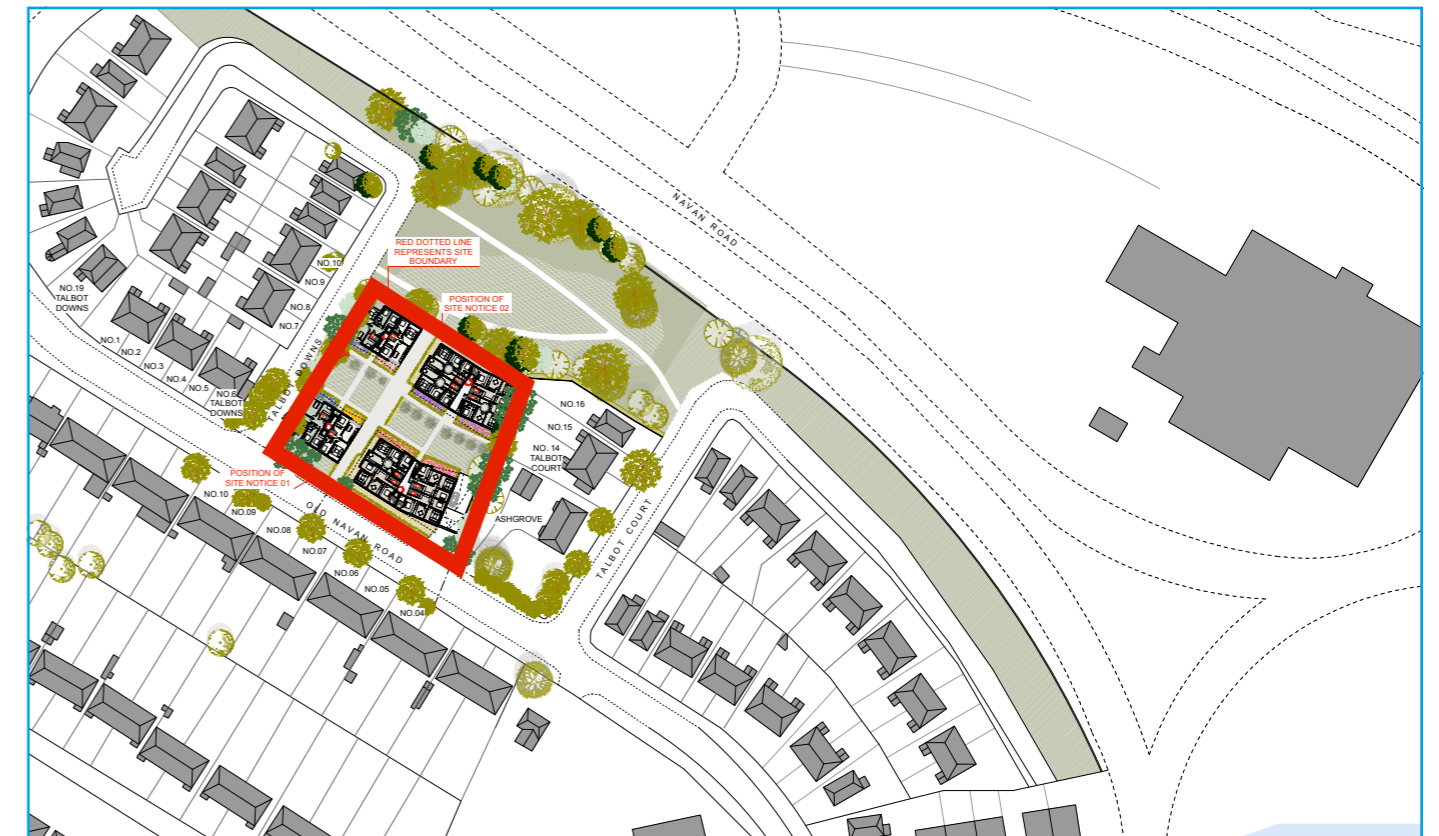


Photo montages of proposed apartment blocks.



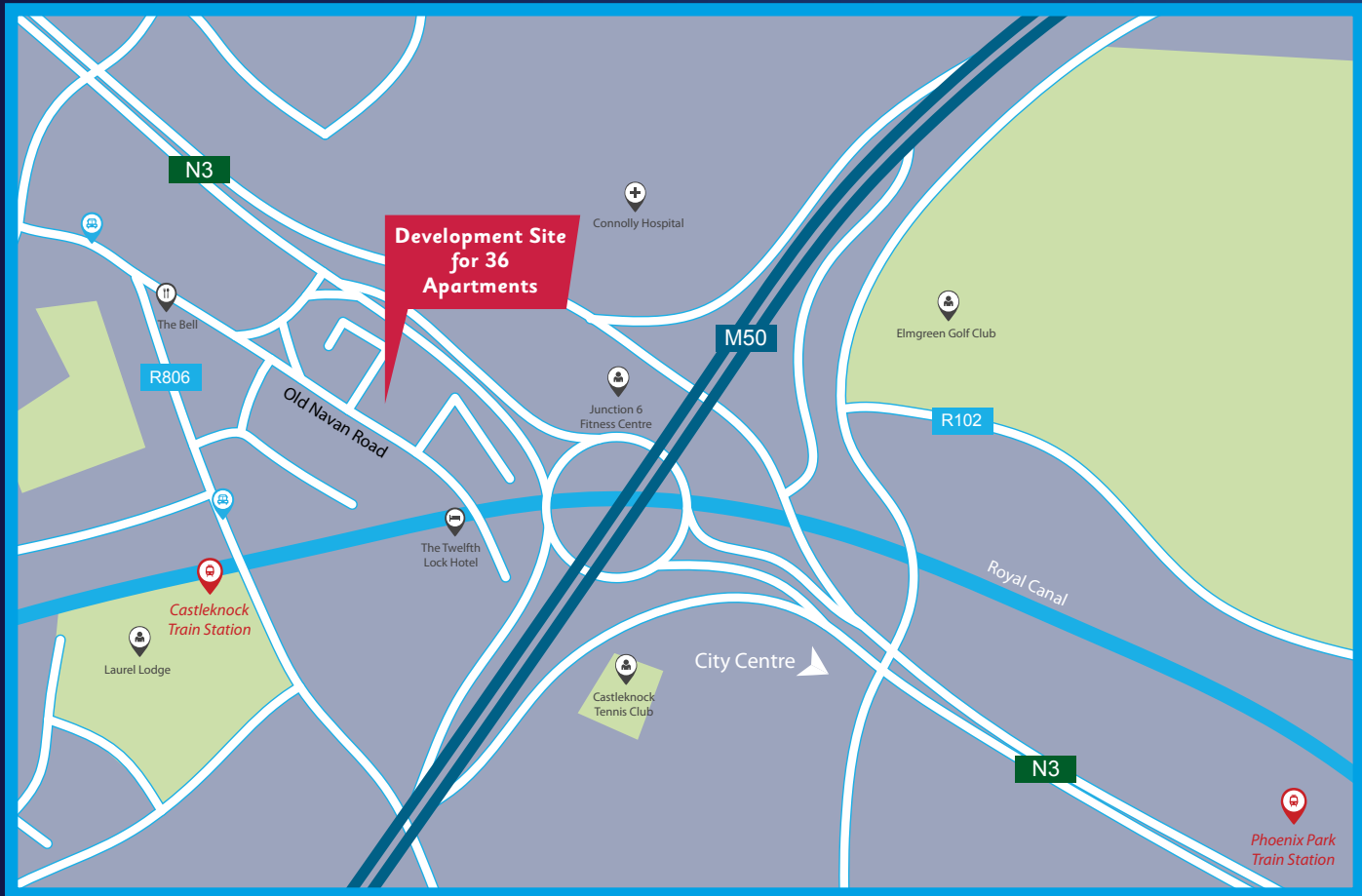
Site layout by Lawrence & Long Architects. Red outline for illustrative purposes only.

# FOR SALE

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READY TO GO RESIDENTIAL DEVELOPMENT SITE



### SOLICITOR

Mairead O'Reilly  
Tallans Solicitors,  
New Town Centre,  
Ashbourne, Co. Meath.  
Ph: (01) 835 2027  
Email: ashbourne@tallans.ie

### TITLE

We understand the title held is Freehold.

### BER

E2. No.: 800426777



### VIEWING

By appointment only with sole agents Finnegan Menton.  
Contact Glenn Burrell or Nicholas Corson (01) 614 7900.



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