

For Sale By Private Treaty

# 98 MERRION ROAD

BALLSBRIDGE, DUBLIN 4



**EXCEPTIONAL DEVELOPMENT OPPORTUNITY**

**0.22ha (0.54acres)**

**READY TO GO SITE**

**WITH F.P.P. for 20 LUXURIOUS APARTMENTS**



**FINNEGAN**  
Menton

**01 614 7900**

**BER C3**





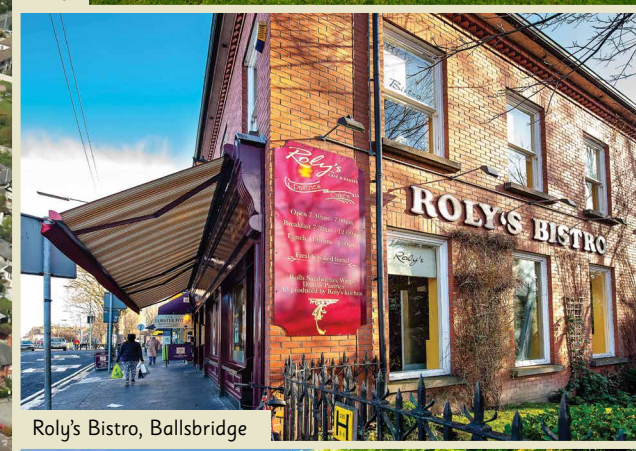
- 1 The Property
- 2 British Embassy
- 3 Clayton Hotel
- 4 InterContinental Hotel
- 5 RDS
- 6 Proposed Facebook Campus
- 7 Ballsbridge
- 8 Avon Leasing
- 9 Aviva Stadium
- 10 Dart Station
- 11 YMCA Sportsgrounds
- 12 Google
- 13 South Docklands



Sandymount Strand



RDS



Roly's Bistro, Ballsbridge



Herbert Park



## LOCATION



Ballsbridge is one of Dublin's most affluent and sought-after areas in which to live and work with its tree lined avenues and beautiful Victorian houses, yet only a few minutes from Dublin city centre. The area offers some very popular restaurants and pubs such as Roly's Bistro, The Bridge 1859, Paddy Cullens and the recently opened Shelbourne Social to name a few. The area has also seen the recent arrival of some very well-known retailers which include Avoca Food Market and Butlers Café.

The location boasts some of the City's most exclusive homes on Shrewsbury Road, Ailesbury Road and Merrion Road which have been added to with a number of high end apartment developments in the area. The area is also home to the Intercontinental Hotel, Clayton Hotel and Herbert Park Hotel, the Aviva Stadium together with the 13 hectare (34 acres) Herbert Park, one of Dublin's best known Public Parks, on the Banks of the River Dodder. In addition Ballsbridge has traditionally been the home of many foreign Embassies including the landmark American and British Embassies and many more.

## DESCRIPTION

**No. 98 Merrion Road** is a prime development opportunity situated on Merrion Road close to the junction of Sandymount Avenue and Simonscourt Road. The site area is regular in shape extending to c.0.22 hectare (c.0.54 acres) and has the benefit of Planning Permission for a 5 storey development for 20 large luxurious apartments. The existing property includes a detached 19 bedroom Guest house extending to a gross internal area of c.872 sqm available with vacant possession. The site has extensive road frontage to Merrion Road of approximately 33.5 metres with nearby neighbours the British Embassy and the Intercontinental Hotel located directly across the road.

The property is in close-proximity to many renowned amenities including the RDS (home of Dublin Horse Show and Leinster Rugby), University College Dublin (UCD) Belfield Campus and the Aviva Stadium. Furthermore, the site is located within a strong employment catchment area with Facebook preparing their new HQ Campus which will see a workforce of around 3500 staff move to the area on the former AIB Bank Centre site just 400m from the site. This workforce is due to grow up to 7000 in the coming years. Other well-known high-profile occupiers include Avalon Aircraft Leasing, Irish Distiller Pernod Ricard, Huawei, and Ion Trading Ireland all located close by.

The area is very well served by transport links with several bus routes close by and Sandymount DART Station is within a 400m. walk of the property.



Architectural Visualisation

## HIGHLIGHTS

- Exceptional residential development site of approx. 0.22 hectare (0.54 acres)
- Ready to Go Site – F.P.P. for 20 luxurious apartments
- Large units: 3 x 3 Beds, 14 x 2 Beds, 3 x 1 Beds
- Highly desirable South Dublin City residential address
- Close to the city centre, DART line and amenities
- Close to new Facebook Campus, RDS, Restaurants & Hotels



# A READY TO GO SITE IN A SUPERB LOCATION

## THE EXISTING PROPERTY

No. 98 Merrion Road is a detached part 2 storey part 3 storey guest house totalling c.756 sq.m. Originally constructed in the 1930's it was extended in 2002 and is now set out in 19 ensuite bedrooms. There is a single storey 'bungalow' of c.116 sq.m. on the northwest boundary providing 3 additional bedrooms and a living room / kitchen. There are no protected structures on the property.

## THE PROPOSED DEVELOPMENT

Designed by de Blacam & Meagher the proposed development is set out over 5 floors over basement parking including 2 set back penthouse levels with wrap around terraces at 3rd and 4th floor levels. The proposed apartments are generous in size with each having large balconies or extensive terraces.

## ACCOMMODATION

	Apt. No.	Type	Sq.m.	Sq.ft.		Apt. No.	Type	Sq.m.	Sq.ft.
<b>Ground Floor</b>	1	2 bed	112.5	1,210	<b>Second Floor</b>	12	2 bed	112.5	1,210
	2	2 bed	115.0	1,238		13	2 bed	106.0	1,140
	3	1 bed	76.0	818		14	1 bed	68.5	737
	4	2 bed	111.0	1,195		15	2 bed	102.0	1,098
	5	2 bed	138.0	1,485		16	2 bed	111.5	1,200
<b>First Floor</b>	6	2 bed	112.5	1,210	17	2 bed	112.5	1,210	
	7	2 bed	106.0	1,140	<b>Third Floor</b>	18	3 bed	200.0	2,153
	8	1 bed	68.5	737		19	3 bed	216.0	2,325
	9	2 bed	102.0	1,098	<b>Fourth Floor</b>	20	3 bed	220.0	2,368
	10	2 bed	111.5	1,200					
	11	2 bed	112.5	1,210					



Architectural Visualisation

# 98 MERRION ROAD

## TOWN PLANNING

The site is zoned Objective Z1 "To protect provide and improve residential amenities" under the Dublin City Development Plan 2016 – 2022.

The property benefits from a full grant of planning permission (Ref: 3671/17 and APB-300672) for a five-storey over basement apartment scheme of 20 luxurious apartments, granted 22nd November 2018 (Copy Plans and Decision available on request)

A summary of the proposed development is as follows:

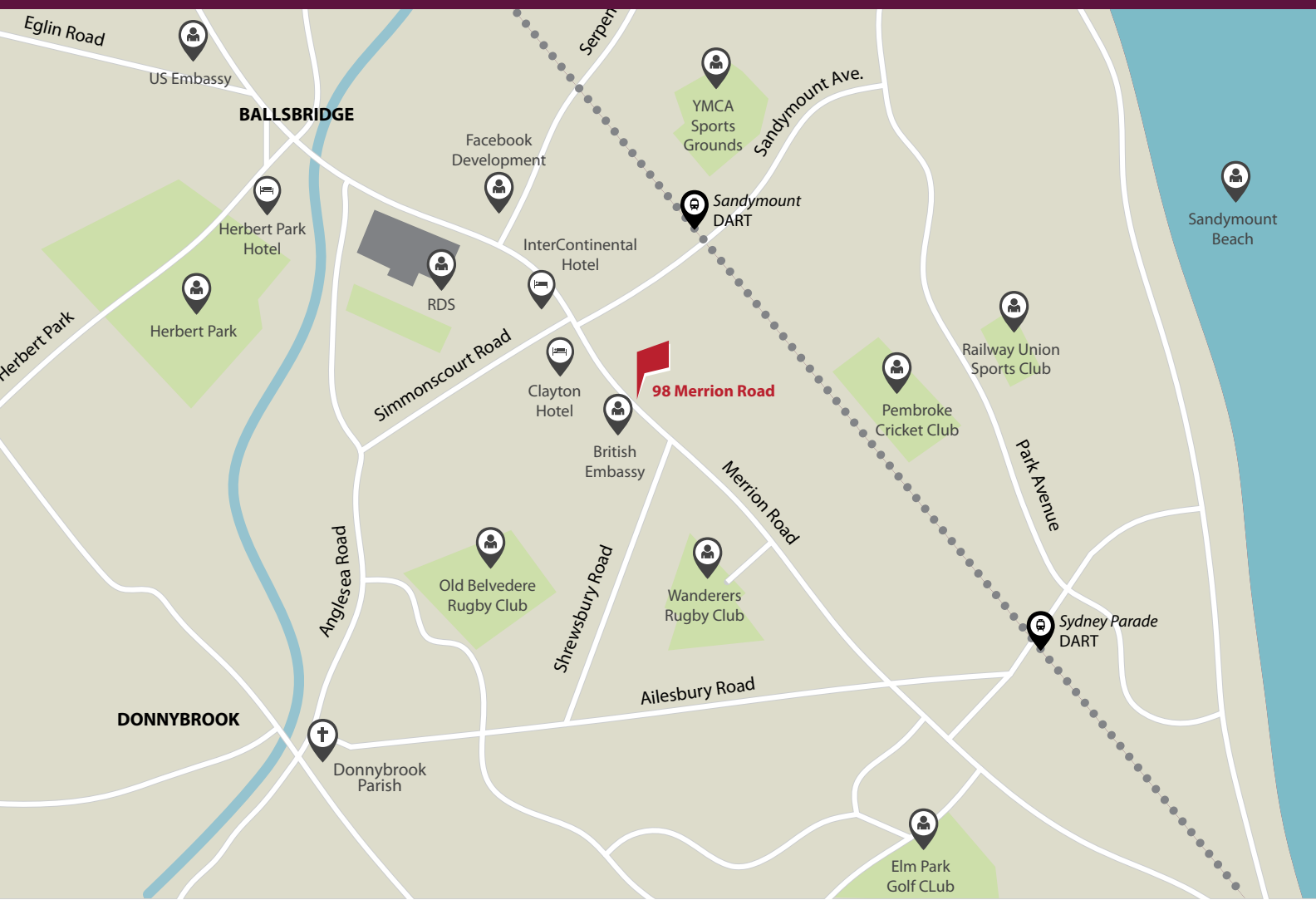
- 20 large apartments totalling - 2,414.5 sq.m. (25,990 sq.ft.) net saleable area.
- 3 no. 3 bedroom penthouse apartments (200.0 to 220.0 sq.m.)
- 14 no. 2 bedroom apartments (106.0 to 115.0 sq.m.)
- 3 no. 1 bedroom apartments (68.5 to 76.0 sq.m.)
- Large balconies and wrap around terraces
- 24 basement parking spaces
- 20 cycle spaces
- 20 basement storage units
- Communal gardens



## SERVICES

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





## TITLE

We understand the title held is Freehold.

## BER

**BER C3**

## VIEWING

By appointment only with sole agents Finnegan Menton.

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## RATEABLE VALUATION

A small portion of the property of c.87.6 sq.m. is rated as offices with a valuation of €14,344 providing a current rates liability of c.€3,744 per annum.

## DATA ROOM

Copies of Planning Permission, Plans & Surveys will be made available in a data room [www.98merrionroad.ie](http://www.98merrionroad.ie)

## SOLICITOR

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