

RESIDENTIAL DEVELOPMENT SITE AT BLACKHORSE AVENUE, DUBLIN 7

SUPERB DEVELOPMENT OPPORTUNITY (S.P.P)

FOR SALE

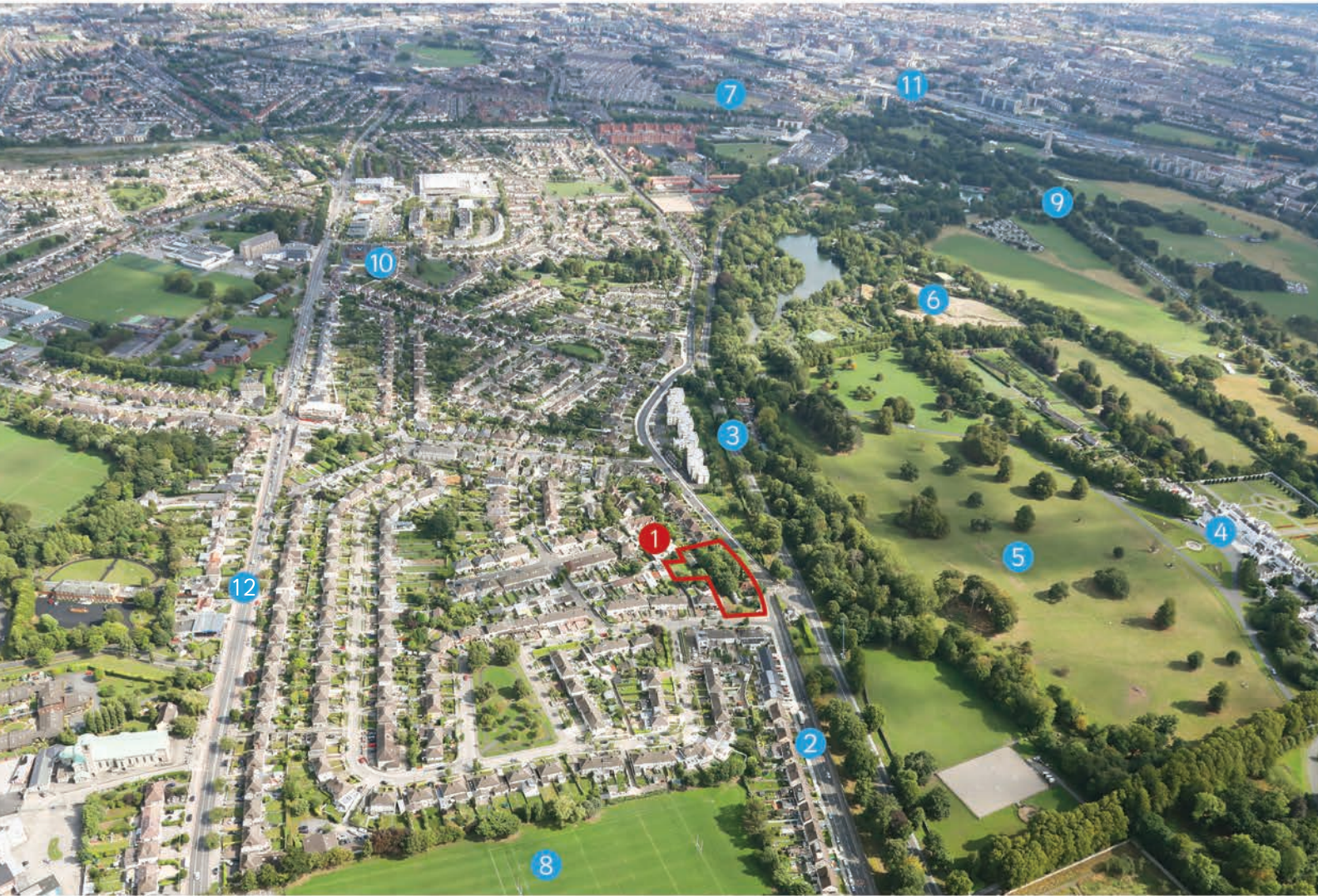
By Private Treaty



c.0.35 HECTARE (0.86 ACRES) DEVELOPMENT SITE IN AN
ESTABLISHED AND MUCH SOUGHT- AFTER RESIDENTIAL AREA.



LOCATION



The property is located on the corner of Blackhorse Avenue with Villa Park Road, directly opposite the gates to the Phoenix Park. The surrounding area is an established and much sought-after residential area with excellent amenities nearby. The Phoenix Park and Dublin Zoo are literally next door. In addition, Heuston Station and the City Centre are in one direction and Blanchardstown Shopping Centre and Castleknock Village in the other direction are within close proximity to the property.

The area benefits from excellent transport links with Broombridge Luas and a number of bus routes connecting the area to the city centre in under 15 minutes. The M50 motorway can be easily accessed via the Navan Road (N3) which also provides direct access to Dublin City Centre and Dublin Airport. Heuston Station and the Luas Red Line are within 2.5km of the property.

Blackhorse Avenue is close to a host of local schools and amenities including St. Marys School and Belvedere College sports grounds and Tesco Superstore.

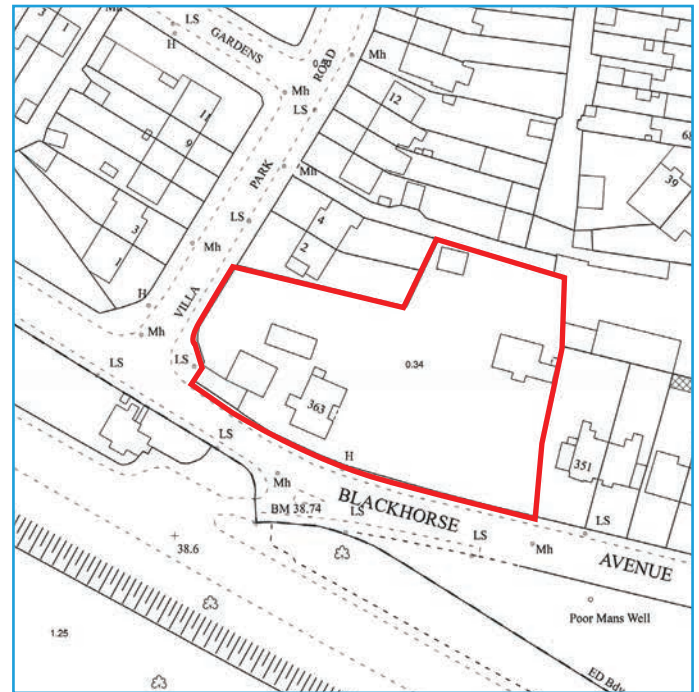
- 1** The Site
- 2 Blackhorse Avenue
- 3 North Road
- 4 Áras an Uachtaráin
- 5 Phoenix Park
- 6 Dublin Zoo
- 7 DIT Grangegorman
- 8 Belvedere College Sports Grounds
- 9 Chesterfield Avenue
- 10 Tesco Superstore
- 11 Heuston Station
- 12 Navan Road QBC

DESCRIPTION

The site extends to an area of approximately 0.35 hectare (0.86 acres) is broadly regular in shape and includes two detached houses and two sheds. Vehicular access to the site is located at the corner of Blackhorse Avenue and Villa Park Road with an entrance off Blackhorse Avenue. The site benefits from approximately 90 metres of road frontage. There is a laneway which runs along the northern boundary of the site providing rear vehicular access. Vacant possession is available to the entire.

The site offers obvious potential to develop a scheme of townhouses or apartments (or a mix of both) in a sought after residential area surrounded by amazing amenities.

The adjoining Martin Close development by Textus Developments of 7 townhouses sold out in a short time at the end of 2017 at prices of €565,000 to €590,000 for 3 bed semi detached & 3 bed townhouses of 1,114 sq.ft. to 1,400 sq.ft.



KEY BENEFITS

- Exceptionally well positioned Development Site
- Situated within a well-established Residential Neighbourhood
- Site extends to an area of approx. 0.35 hectare (0.86 acres)
- Located directly opposite the gates of Phoenix Park
- 20 minute walking distance of Broombridge Luas Stop
- Excellent amenities nearby
- Easy access to the City Centre and the M50 Motorway via the Navan Road (N3)



North Road

Aerial view of subject site outlined in red.



Aras an Uachtarain

Blackhorse Avenue



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TOWN PLANNING

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

FEASIBILITY

A feasibility study has been provided by Reid Architects showing two options to indicate a scheme of 15 Townhouses or alternatively 32 Apartments.

Copies of the feasibility study are available upon request.

Option A - 15 Houses

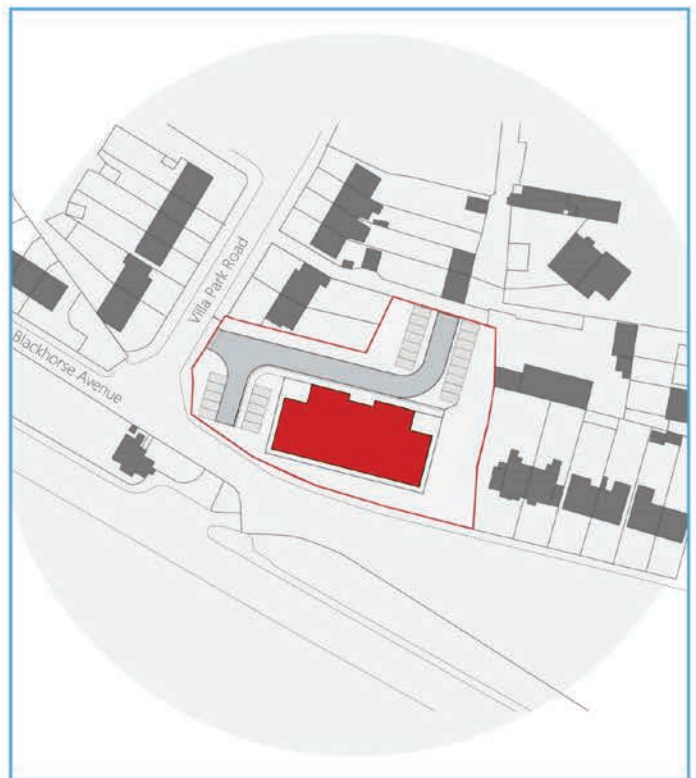
This option provides for 13 x 4 bed 3 storey townhouses (170 sq.m.) & 2 x 3 bed 2 storey townhouses (112 sq.m.)



Feasibility Scheme - Option A

Option B - 32 Apartments

This option provides for a mix of 1 & 2 bed apartments ranging from 49.3 sq.m. - 94.2 sq.m. in size.



Feasibility Scheme - Option B

SERVICES

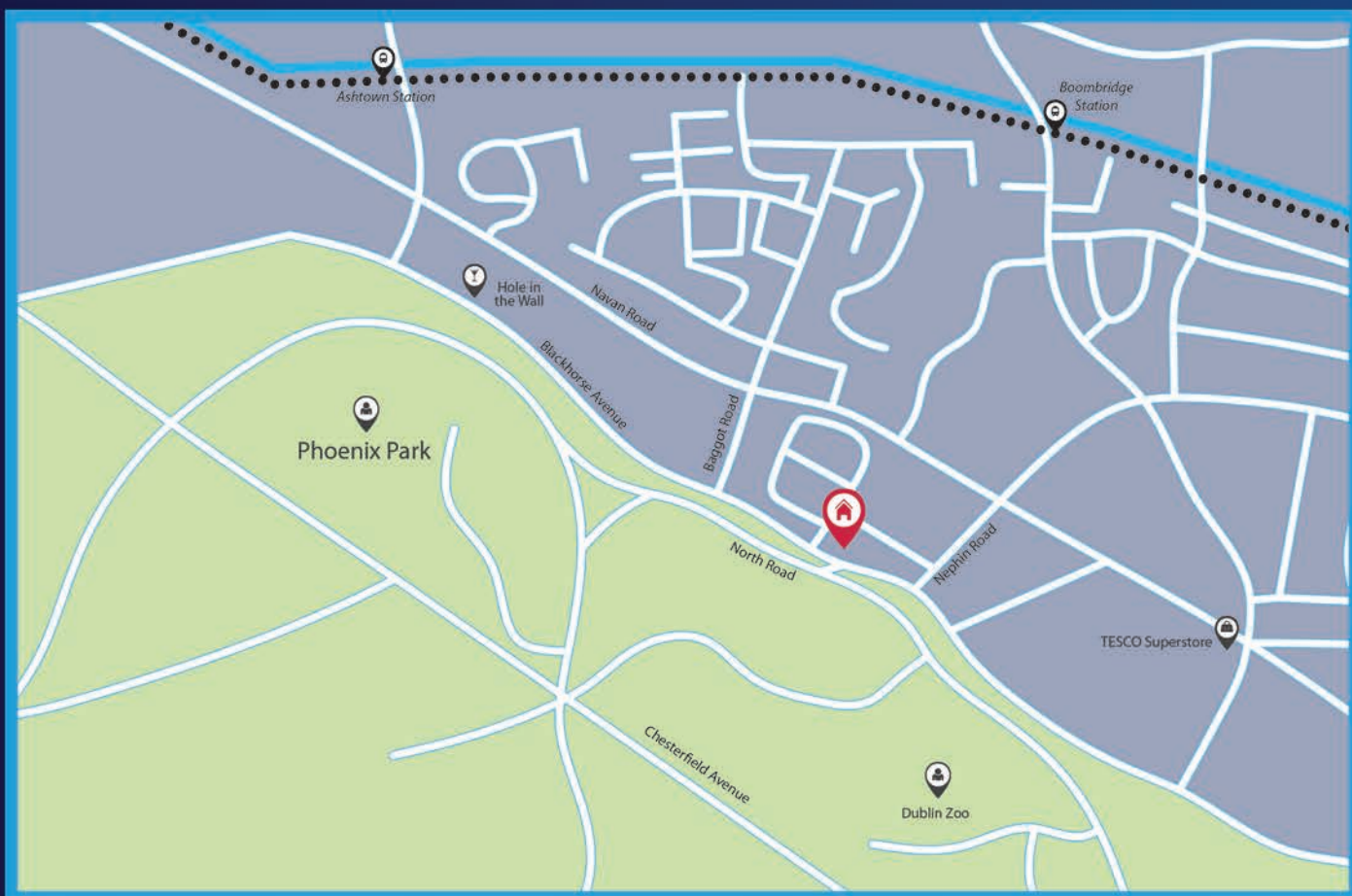
We understand that all mains services are available to the property. However, interested parties are advised to satisfy themselves as to the presence, adequacy and availability of all services.

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PRICE

On request.

SOLICITOR

Seamus Maguire & Co. Solicitors
10 Main Street,
Blanchardstown,
Dublin 15.

TITLE

We understand the title held is Freehold.

BER

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Full details available on request.



VIEWING

Further information is available upon request. Viewings are to be arranged strictly by appointment through Finnegan Menton.



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