

**ANVIL DEVELOPMENT  
22-24 MAIN STREET  
BRAY, CO. WICKLOW**

**FOR SALE**  
By Private Treaty



**READY TO GO DEVELOPMENT SITE  
WITH  
FULL PLANNING PERMISSION  
FOR  
15 RESIDENTIAL & 2 COMMERCIAL UNITS**



**FINNEGAN  
Menton**

**01 614 7900**





# HIGH PROFILE TOWN CENTRE SITE

## LOCATION



This subject property occupies a high-profile position at the junction of Main Street and Fatima Terrace within Bray Town Centre. The Town Centre offers excellent local amenities and is also undergoing a significant revival with 'Bray Central' the latest major retail and leisure development which is due to open shortly offering a choice of Restaurants, Bowling Alley, Cinema, and some well-known Retail Stores.

Bray Dart Station is located east on Florence Road heading towards the seafront c.650m (3 min drive /9 min walk) which provides an excellent park & ride facility. There are numerous Bus Stops directly outside the property providing access to Dublin City Centre and beyond. As well there are frequent Air Coaches providing direct access to Dublin Airport.

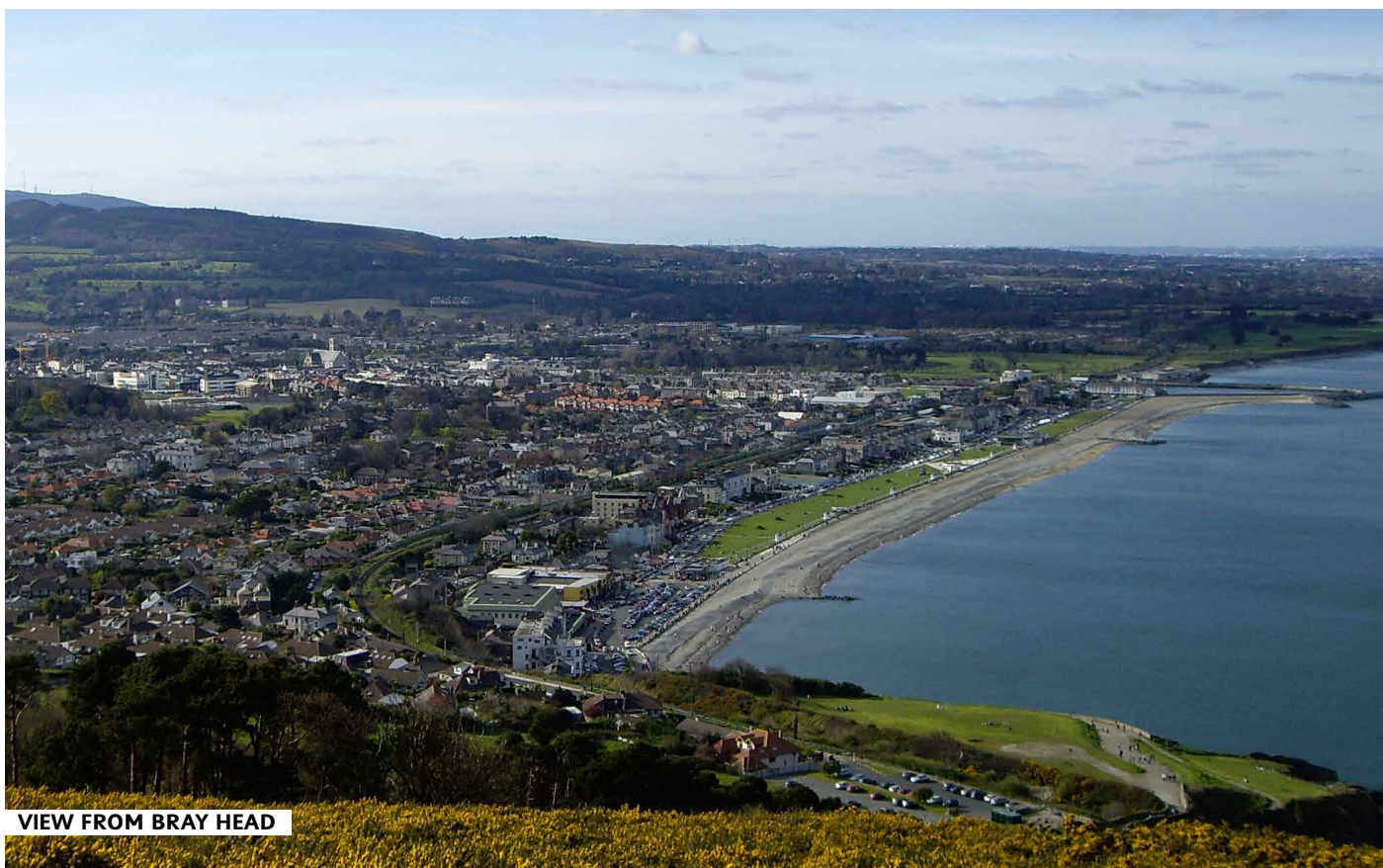
Bray is a very appealing seaside town offering many attractions, including Bray to Greystones walk, Kilruddery House and Gardens, numerous café, restaurants, as well as sporting facilities including Bray Sailing Club, Bray Golf Club, Brennanstown Horse Riding School and County Wicklow Lawn Tennis Club.

- 1 The Property**
- 2 Bray Head**
- 3 Promenade & Beach**
- 4 DART Line**
- 5 The Royal Hotel**
- 6 Bray Central**
- 7 Bray Institute of Further Education**
- 8 Main Street**





**BEACH & PROMENADE**



**VIEW FROM BRAY HEAD**



**KILLRUDDERY HOUSE**



**BRAY DART STATION**



# DESCRIPTION

## The Property

The subject property known as 'Anvil' was formerly a well-known homeware retail store for almost 50 years. The overall site is an irregular-shaped site extending to an area of c.0.3 acres (0.121 ha). There are a number of large storage units and outbuildings located to the rear totalling c.8,611 sq.ft. (800 sqm).

Adjoining the rear are a number of residential properties on Fatima and Hudson Terraces which make up a short cul de sac comprising mainly two-story and single-story houses. The entire is available with Vacant Possession.

## The Opportunity

The property has full planning permission for a contemporary mixed-use scheme of 6 Townhouses, 9 Apartments, 1 Ground Floor Retail Unit and 1 Office Suite. All proposed houses have a mix of private courtyards and rear gardens along with designated surface car parking and secure bike racks. The apartments have secure bike storage within the complex. The scheme was designed by Extend Architects and a full planning pack is available on request.

This development is perfectly suited for either the Rental or Sales Market with strong demand for both. The proposed development offers a unique opportunity for its future residents to live in a development that is situated close to the seafront while benefitting from excellent local amenities right on their doorstep.



## Key Benefits

- High Profile Town Centre Site
- Full Planning Permission for Mixed-Use Scheme
- Schools, Shops, Restaurants Parks, Golf courses and Gyms nearby
- Dart Station within minutes of the property
- Easy access to the City Centre via M50 Motorway/N11 Dual Carriageway
- Stunning Coastal Walks & Wicklow Mountains on its doorstep

## Services

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

## Town Planning

The property is located within 'TC: Town Centre' zoned land in accordance with Bray Municipal District Local Area Plan 2018-2024. There have been a number of planning grants over the years associated with the property, with the last planning grant in March 2022 (Ref 211242). A composite planning application was submitted in March 2022 to Wicklow County Council (Ref 22214) to amalgamate all previously approved applications into one approval.

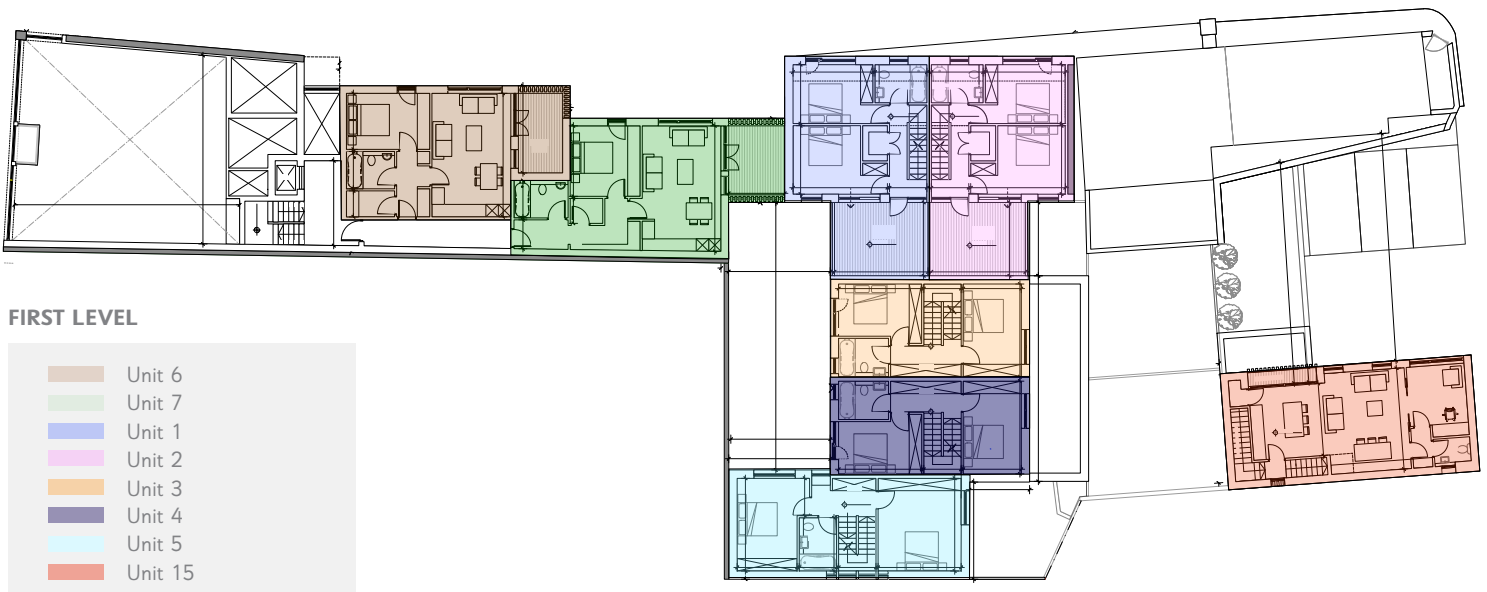
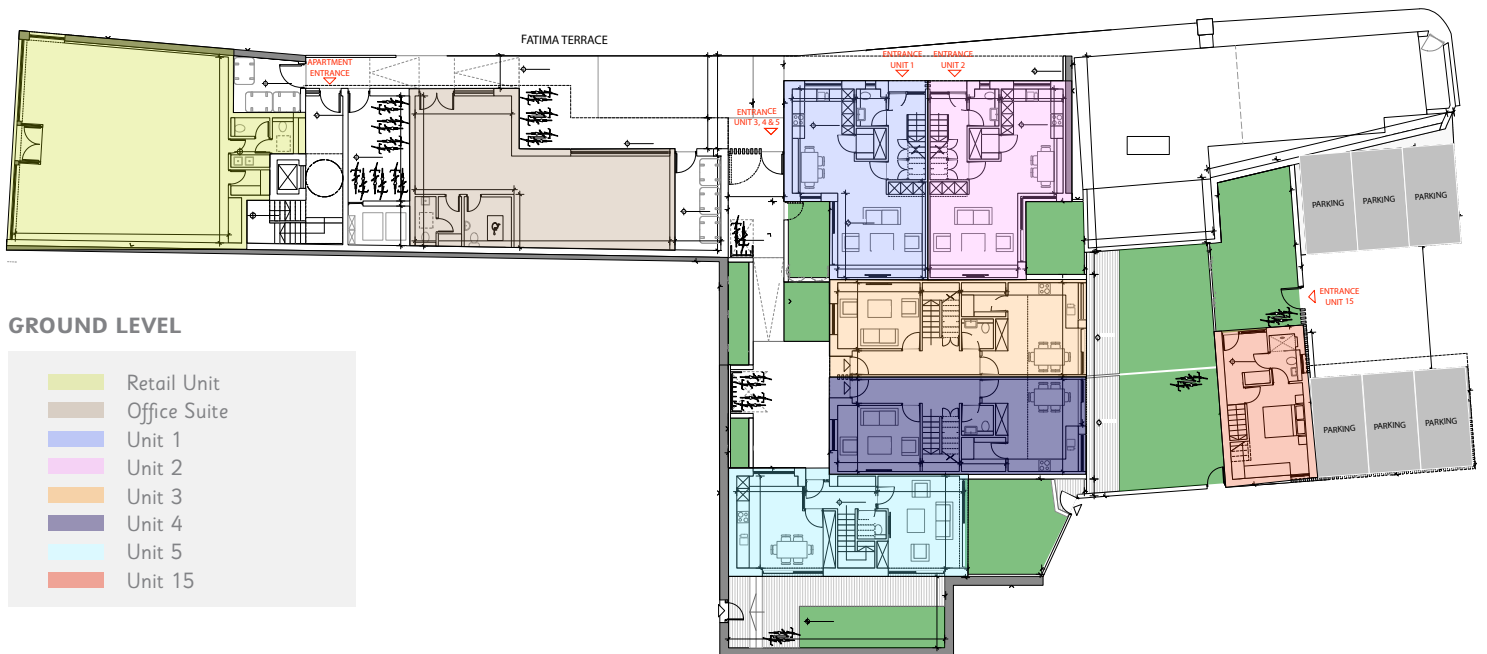


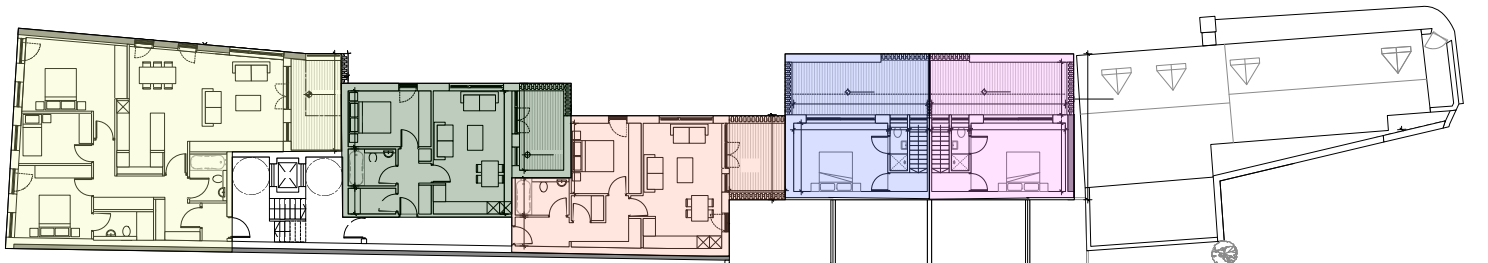


# PROPOSED ACCOMMODATION

Approx. Gross Internal Floor Areas:

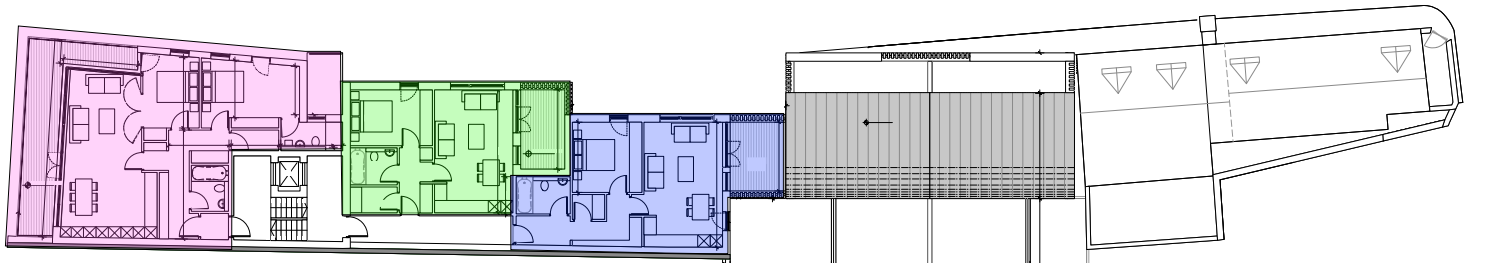
UNIT	TYPE	Sq.m.	Sq.ft.	UNIT	TYPE	Sq.m.	Sq.ft.
16	Retail Unit	94.7	1,019	8	3 Bed Apartment	103.2	1,110
17	Office Suite	70	753	9	1 Bed Apartment	47.1	507
1	3 Bed Townhouse	111.4	1,199	10	1 Bed Apartment	53.2	562
2	3 Bed Townhouse	111.4	1,199	11	2 Bed Apartment	84.0	904
3	3 Bed Townhouse	116.9	1,259	12	1 Bed Apartment	47.1	507
4	3 Bed Townhouse	116.9	1,259	13	1 Bed Apartment	47.1	507
5	3 Bed Townhouse	122.6	1,319	14	2 Bed Apartment	84.0	904
6	1 Bed Apartment	47.1	507	15	3 Bed Townhouse	102.3	1,101
7	1 Bed Apartment	53.2	562				





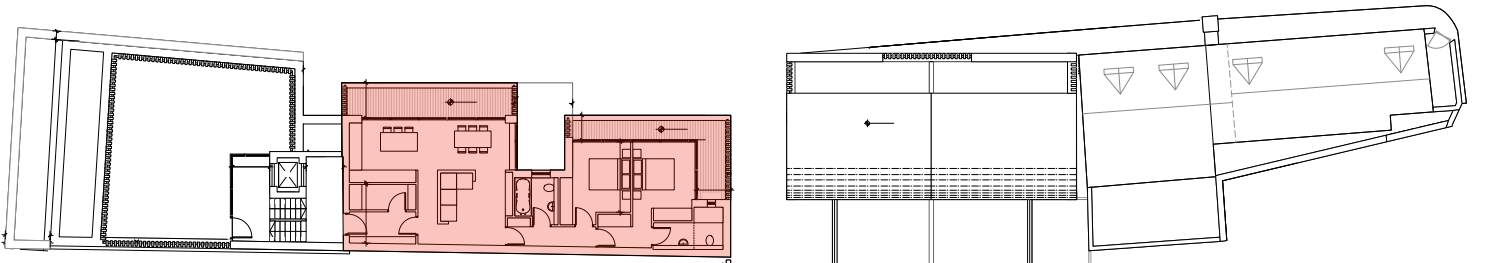
**SECOND LEVEL**

- Unit 8
- Unit 9
- Unit 10
- Unit 1
- Unit 2
- Unit 3
- Unit 4
- Unit 5
- Unit 15



**THIRD LEVEL**

- Unit 11
- Unit 12
- Unit 13



**FOURTH LEVEL**

- Unit 14

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By Private Treaty

# ANVIL DEVELOPMENT 22-24 MAIN STREET, BRAY, CO. WICKLOW

READY TO GO DEVELOPMENT OPPORTUNITY



## TITLE

We understand the title is held under both Freehold & Long Leasehold Title.

## SOLICITOR

Lavelle Solicitors  
St. James House  
Adelaide Road  
Dublin 2

E-mail: [uoconnor@lavellepartners.ie](mailto:uoconnor@lavellepartners.ie)  
Phone: 01 644 5800

## VAT

We understand VAT is not applicable to the sale.

BER **BER E1**

## PRICE:

On application.



## CONTACT

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Licence Number 001954

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