

FOR SALE - DEVELOPMENT SITE
BLACKHORSE AVENUE, DUBLIN 7
F.P.P. 17 APARTMENTS



ASSET SUMMARY



Located 600m from Phoenix Park on Blackhorse Avenue with excellent amenities nearby including – Tesco Superstore & McDonald's both located c. 1km away.



The site is rectangular-shaped and extends to approx. 0.34 acres (0.137 ha). It shares a boundary with the Phoenix Park and benefits from approx. 70m of road frontage.



The site has full planning permission for a contemporary scheme of 17 Apartments comprising 6 one beds (c.48.8sq.m.) and 11 two beds (c 94.5 sq.m.)



Easy access to the City Centre and M50 Motorway via the Navan Road (N3). Well served by Dublin Bus (No. 37) on Blackhorse Avenue and Phibsborough Luas (Green) located c.2.4km away.

LOCATION

The property is situated on Blackhorse Avenue and located 600m from the entrance to Phoenix Park.

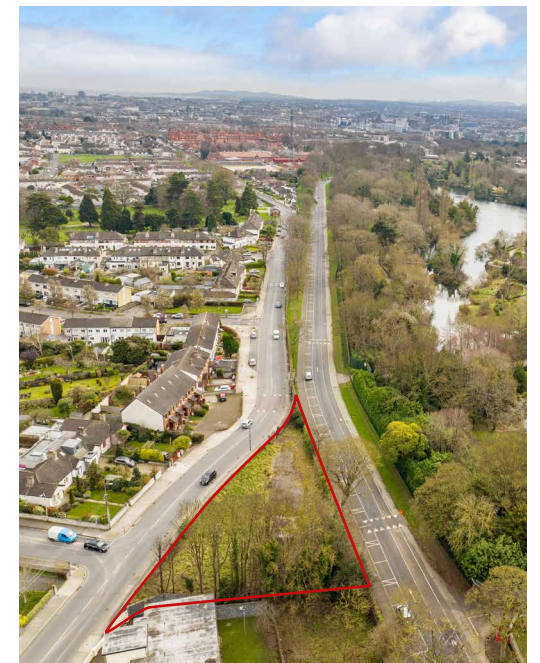
The surrounding area is an established and much sought-after residential area with excellent amenities nearby in Blancharstown Shopping Centre and Castleknock Village. Stoneybatter and Smithfield are two of the most popular and vibrant neighbourhoods in the area with many trendy bars, cafes and restaurants to choose from.

The area benefits from excellent transport links with Phibsborough Luas (Green) and Dublin Bus (No. 37) providing direct access into the city centre and beyond. The M50 motorway can be easily accessed via Navan Road (N3) which also provides direct access to Dublin City Centre and Dublin Airport. Heuston Station and the Luas Red Line are within 8 minutes of the property.





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|---|--------------------|----|---------------------|----|--------------------------|
| 1 | APARTMENT SITE | 6 | DUBLIN ZOO | 11 | LUAS STOP - GRANGEGORMAN |
| 2 | NORTH ROAD | 7 | TESCO | 12 | SMITHFIELD |
| 3 | BLACKHORSE AVENUE | 8 | LIDL | 13 | HEUSTON STATION |
| 4 | PHOENIX PARK | 9 | STONEYBATTER | 14 | GUINNESS STOREHOUSE |
| 5 | ÁRAS AN UACHTARÁIN | 10 | CHESTERFIELD AVENUE | 15 | ST. JAMES'S HOSPITAL |



BLACKHORSE AVENUE APARTMENT SITE

A brownfield rectangular-shaped site extending to approx. 0.34 acres (0.137 ha), which bounds the walls with Phoenix Park is level in topography and benefits from approx. 70m of road frontage with access directly off Blackhorse Avenue. There is a disused warehouse unit extending to 140 sqm located at the southern end of the site.

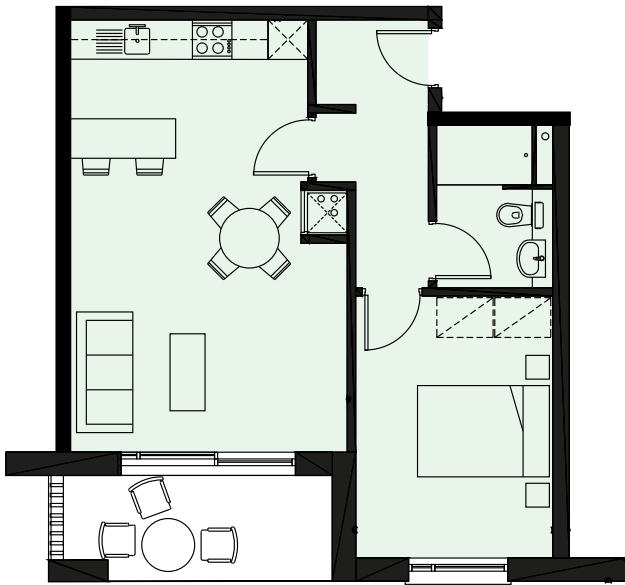
The site is situated in a predominately residential area, with a number of well established housing estates in the area. Cumiskey's Bar & Restaurant is located only c.750m from the proposed development.

The site is ready to go with planning permission for 17 Apartments within a highly sought-after north Dublin location surrounded by excellent amenities.

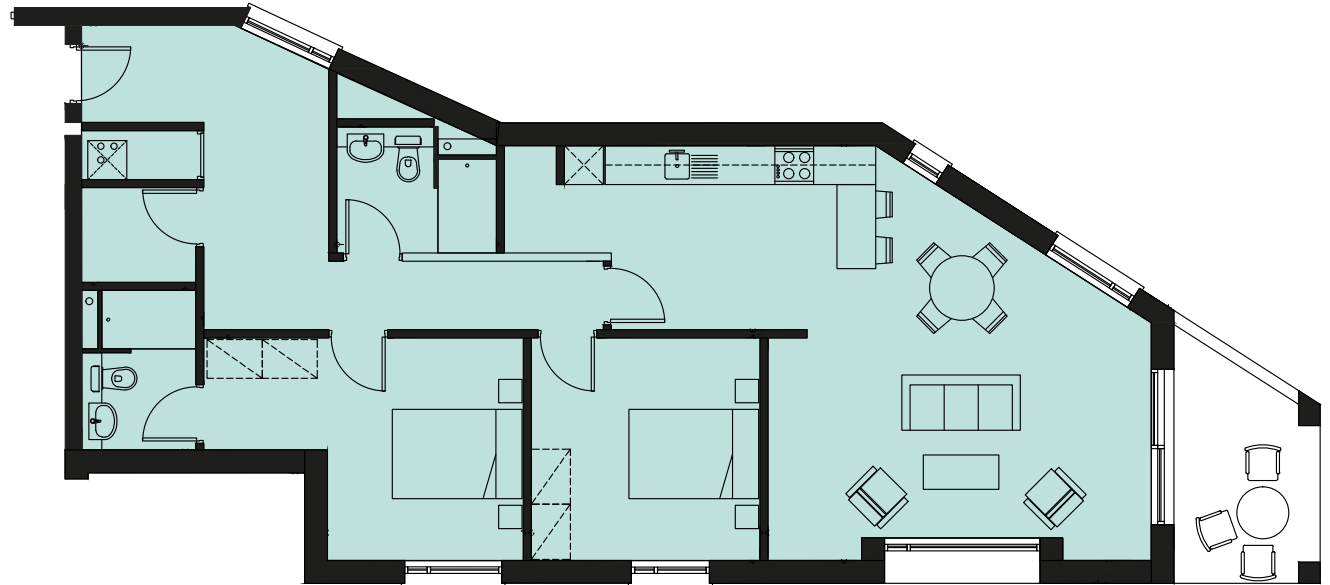
Vacant possession is available to the entire.



TYPICAL APARTMENT FLOOR PLANS



1 BED APARTMENT - average 48.8 sq.m.



2 BED APARTMENT - average 94.5 sq.m.

PLANNING PERMISSION

The property has full planning permission (Ref:3705/20) for a contemporary scheme of 17 Apartments comprising 6 one beds (c. 48.8sq.m.) and 11 two beds (c. 94.5 sq.m.) The apartments will benefit from a ground floor gym, communal facilities for the residence and 18 undercroft car parking spaces along with secure bicycle parking. The grounds will provide for an attractive landscaped amenity and roof garden. The scheme was designed by DMOD Architects, and a full planning pack is available on request.

TOWN PLANNING

The site is zoned Objective Z1 - Residential "To protect provide and improve residential amenities" under the Dublin City Development Plan 2022 – 2028

SERVICES

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



Price

On application

Method of sale

For Sale by Private Treaty.

Title

We understand the title is held Freehold.



Viewing is by appointment only with sole agents Finnegan Menton

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