

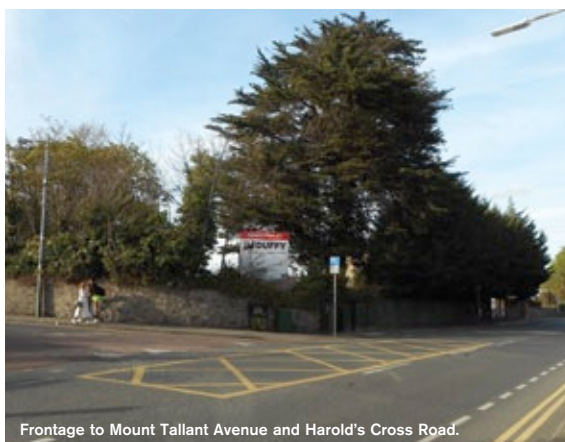
**PRIME READY-TO-GO RESIDENTIAL DEVELOPMENT SITE
1.39 HA (3.43 ACRES) AT MOUNT TALLANT AVENUE
HAROLD'S CROSS ROAD, TERENCE, DUBLIN 6W**



01-638 2700

www.haroldscrossroad.com

- FPP for 66 Dwellings (36 houses and 30 apartments) plus potential for a further 9 units (subject to planning permission).
- Attractive design and well thought out scheme to include 28 no. 4 bed houses.
- Prime residential area surrounded by a mix of period red-brick homes and modern schemes.
- Sought-after South City neighbourhood beside all the amenities of Terenure (800m), Rathgar (800m), Harold's Cross (500m) and Rathmines (1.2km).
- This superb location could not be more convenient and is ideal for purchasers, families and investors.
- See data room at www.haroldscrossroad.com



LOCATION

The location is first class, situated on Harold's Cross Road between the villages of Terenure and Harold's Cross and beside Rathgar, with every amenity on the doorstep and within 3km of St Stephen's Green. Some of Dublin's best schools are located close by with a host of sporting clubs and social amenities making it an ideal location for families and investors. Local schools include Rathgar N.S., Harold's cross N.S., St Joseph's Terenure, Stratford College, Zion N.S., The High School, Terenure College, Templeogue College, Our Lady's Templeogue, St Louis High School Rathmines and St Mary's College to name some.

The renaissance of Rathgar, Harold's Cross and Terenure provides a choice of excellent popular restaurants and local shopping to include Tesco, Aldi and Lidl. Sports clubs nearby include CYM in Terenure, Rathgar Tennis Club and Carlisle Health & Fitness Club. The location is only 10 mins walk to the recreational amenities of Bushy Park. An extensive bus route serves this location linking to the city centre and beyond.

DESCRIPTION

The site enjoys a high degree of prominence on the west side of Harold's Cross Road on the northern side of the junction of Mount Tallant Avenue. It was formerly home to Capco Roofing and before that to Clarinco Murray sweet manufacturers who were on the site since 1926. Prior to that the site was occupied by a suburban villa known as St Pancras House and, although the house is long since demolished, a part of the original entrance gates remain and were relocated to their current position in 1926. The gates are a protected structure and will form the principal entrance to the new development. The site has been extensively cleared of buildings.

TOWN PLANNING ZONING

The site is situated in the Dublin City Council area and is mainly zoned Objective Z1 - To protect, provide and improve residential amenities and a section adjoining Harold's Cross Road is zoned Objective Z10 - To consolidate and facilitate the development of inner city and inner suburban sites for mixed-use development of which office, retail and residential would be the predominant uses. The current Development Plan runs from 2016 to 2020.

CURRENT PLANNING PERMISSION

The property has full planning permission for a well designed and thought out scheme of 66 units (36 houses and 30 apartments). There are 2 house types: 28 no. - 2.5 storey 4 bedroom houses and 8 no. - 2.5 storey 3 bedroom houses. The development will also have 30 no. apartments in a single four storey block containing 8 no. 1-bed, 20 no. 2-bed and 2 no. -3 bed apartments. The site also offers further development potential for additional units based on changes to the development regulations and could provide an additional 1 house and 8 additional apartments, subject to planning permission - layout drawings of this possible scheme are available in the data site.

Dublin City Council parent permission Register Reference: 2710/14 (An Bord Pleanala Reference. PL29S.244337). Most recent Dublin City Council planning reference: 3609/16. Access to the data site containing all planning drawings and a schedule of the planning history is available on request.

PREVIOUS PLANNING

In addition to the recent grant of permission the property also has 2 previous planning permissions for a high density residential and a mixed-use scheme. Planning permission (5067/07) was granted in 2008 for the development of a scheme of 137 apartments in seven blocks. In 2011 planning permission (3900/10) was granted for a mixed use development comprising 108 apartments together with a primary healthcare centre of approximately 3,327 sq.m.





Period redbrick houses on Harold's Cross Road.



Bustling Terenure Road North.

TITLE

We understand that the property is held under freehold title.

DATA ROOM

www.haroldscrossroad.com

FURTHER INFORMATION AND VIEWING

Contact the sole selling agents Lisney.

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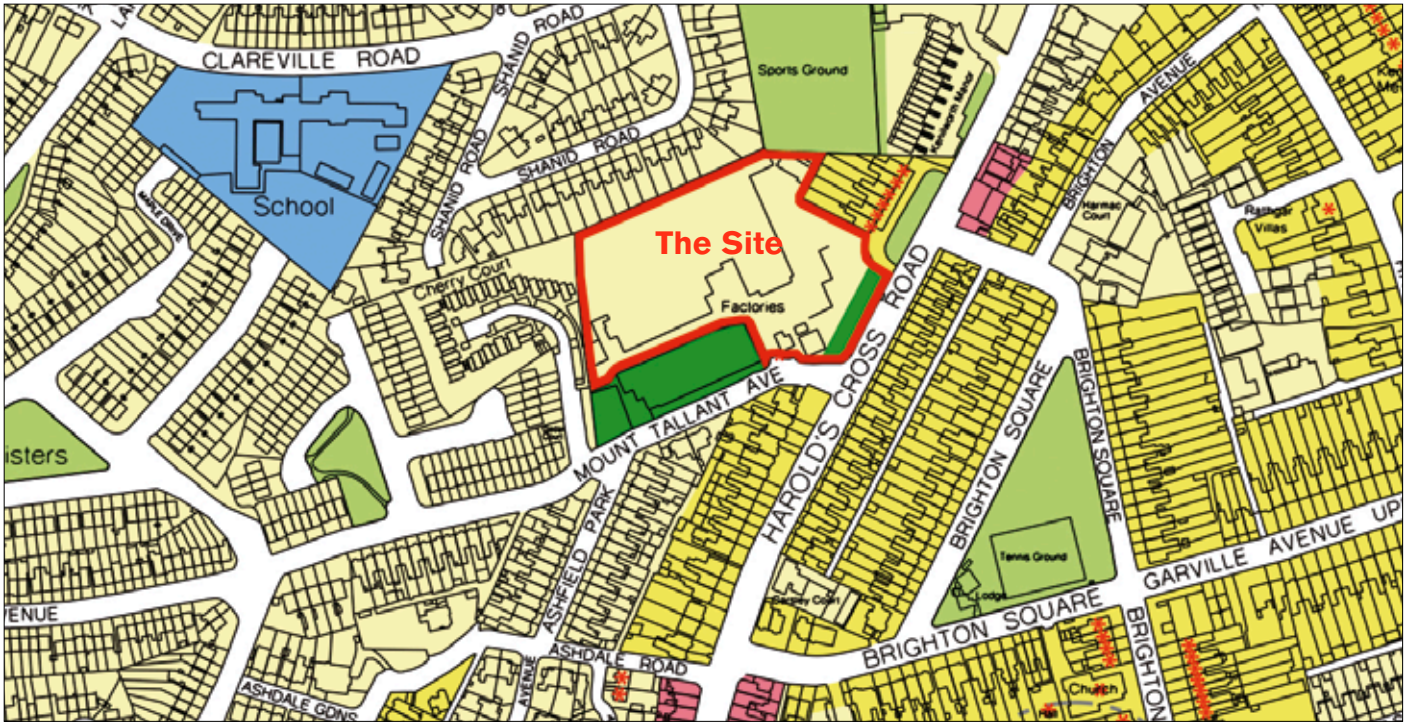
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Aldi on Terenure Road East



Lidl on Rathfarnham Road, Terenure.



Tesco, Terenure Road North



Terenure Road East

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