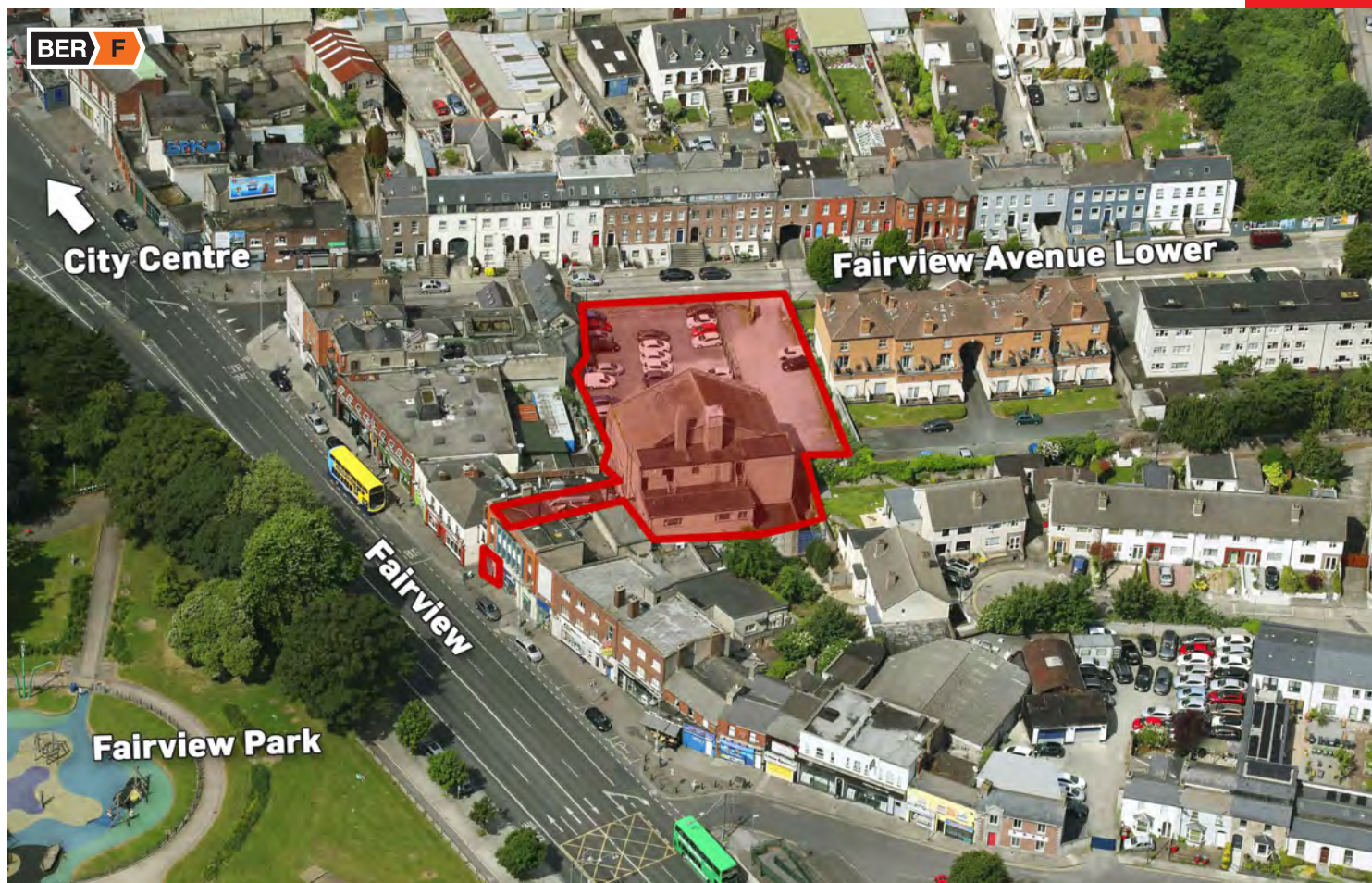


SUPERB 0.2 HA (0.5 ACRE) SITE WITH EXCELLENT DEVELOPMENT POTENTIAL FAIRVIEW, DUBLIN 3

18 FAIRVIEW & 45-47 FAIRVIEW AVENUE LOWER, DUBLIN 3



01-638 2700

- Rare opportunity to acquire a part-freehold 0.2 ha (0.5 acre) site in this desirable high density location beside all amenities
- Situated 1.5km from city centre, 800m from DART and beside excellent bus routes to Howth, Sutton and Malahide
- Zoned objective Z4 District Centre and currently car park with former 5 storey cinema building yielding short term income
- Suit high density residential under new planning guidelines (subject to planning)
- Previous planning for a high density mixed use residential & retail scheme on part





DESCRIPTION

The property is a superb development site extending to 0.2 hectares (0.5 acres). It is mainly rectangular with frontage to both Fairview Avenue and Fairview itself. While the main site is cleared it includes two buildings (1) The former cinema building at 18 Fairview which is above and adjacent to the Tesco Express and (2) A brownfield carpark to the rear known as 45, 46, 47, Fairview Avenue Lower. The car park is mostly level and is bounded by retail units to the front façade (south) and residential houses to the rear (north).

The property does not include any of the adjoining Tesco Express.

LOCATION

Fairview is a busy suburb of Dublin city just 1.5km to Connolly station 2km from the River Liffey. The site is ideal for a mixed use or residential development given the popularity of Fairview for both convenience and general retailing as well as services and residential lettings. There is an abundance of local facilities and busy parades with shops, bars and restaurants all enjoying high footfalls from the adjoining residential areas. Transport links are good with the DART, on Clontarf Road a short walk away and a very regular bus service to the city centre. There is a strong demand but low supply of new homes for both purchase and letting. This property is adjacent St. Joseph's CBS School and only 10 minutes' walk to East Point Business Park and Croke Park. Marino and Clontarf are close by.

ZONING

The property is not on the Dublin City Council list of protected structures or their list of additions as at 23/11/2017.

The property is situated in an area zoned Objective **Z4 - District Centres** 'To provide for and improve mixed-services facilities.' under the Dublin City Development Plan 2016-2022.

Which also states the following;

*"New development in these area should enhance their attractiveness and safety for pedestrians and a diversity of uses should be promoted to maintain their vitality throughout the day and evening. In this regard, opportunity should be taken to use the levels above ground level for additional commercial/retail/ services or residential use with appropriate social facilities. **Higher densities will be permitted** in district centres, particularly where they are well served by public transport."*

Permissible Uses include:

Amusement/leisure complex, bed and breakfast, betting office, buildings for the health, safety and welfare of the public; car park, car trading, childcare facility, civic offices, community facility, cultural/recreational building and uses, delicatessen¹, education, embassy office, enterprise centre, garden centre, guest house, halting site, home-based economic activity, hostel, hotel, industry (light), live work units, media-associated uses, medical and related consultants, motor sales showroom, office (max. 600 sq m.), off-licence, open space, park and ride facility, part off-licence, petrol station, place of public worship, public house, residential, restaurant, science and technology-based industry, shop (district), shop (neighbourhood), take-away, training centre.

Uses Open for Consideration include:

Advertisement and advertising structures, civic and amenity/ recycling centre, conference centre, embassy residential, factory shop, financial institution, funeral home, garage (motor repair/ service), household fuel depot, internet café, nightclub, office (max. 1200 sq m) outdoor poster advertising, shop (major comparison), warehousing (retail/non-food)/retailpark.

PLANNING PERMISSION

Planning permission was previously granted (for the Fairview Avenue part only) in October 2002 for the construction of 23 apartments and 2 no. retail units at ground floor level. (See Dublin City Council reference 2371/02) for the demolition of the existing building and the erection of 3 and 4 storey mixed development over basement car park, accessed from Lower Fairview Avenue. The apartment specification was for 11 no. one bed, 12 no. two bed apartments.

FUTURE PLANNING GAIN

Now that the two sites are combined for sale, it is envisaged that a larger mixed-use scheme would now be granted on the larger combined site subject to planning permission.

SHORT TERM TENANCIES

The property is offered for sale by private treaty with the benefit of a short-term income from the on-site building and car park while awaiting planning permission. Further information on request.



TITLE

Part-Freehold

METHOD OF SALE

The property is offered for sale by private treaty.

PRICE

On application.

DATA ROOM

Access to data room available on request.

BER INFORMATION

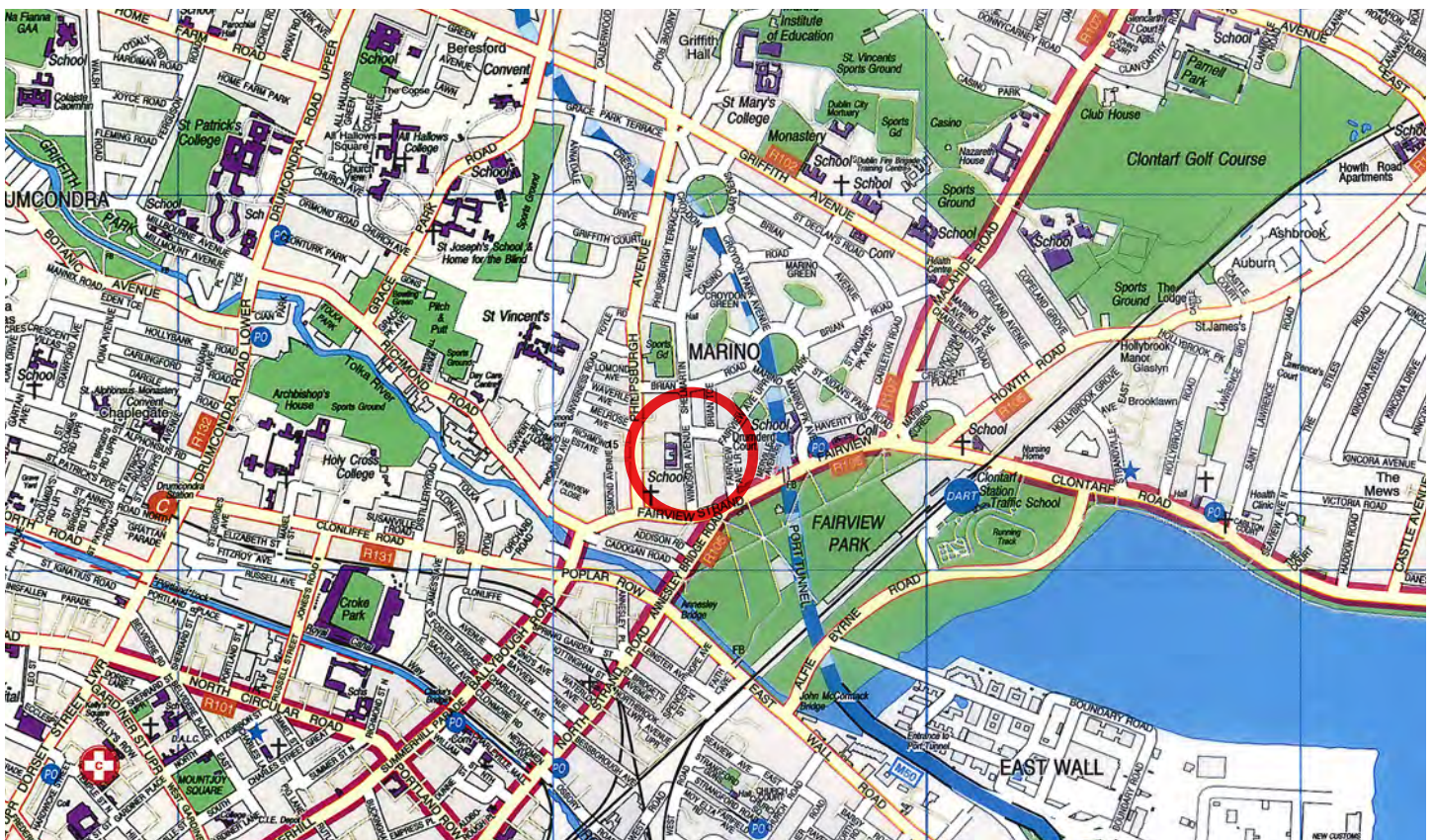
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FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

