

FOR SALE BY PRIVATE TREATY

EXCELLENT DEVELOPMENT SITE, 1.84HA (4.54 ACRES)
 JAMESTOWN ROAD, FINGLAS, DUBLIN 11



- Situated on the western side of Jamestown Road approx. 1km north of Finglas Village and approx. 1km south of the M2/M50 junction.
- Zoned "Z6" Enterprise and employment under the Dublin City Development plan.
- Excellent development potential with residential permissible under this zoning, subject to planning permission.
- Suitable for a wide range of uses
- Feasibility report indicating potential for 355 residential units.
- Title: Freehold





LOCATION

The property is situated on the western side of the Jamestown Road opposite its junction with Oakwood Road approximately 1km north of Finglas Village. The site is approximately 1km south of the N2/M50 junction and approximately 8km north of Dublin City Centre. The surrounding area is a mix of established commercial and residential uses with commercial use along the western side of Jamestown Road and mature residential to the east. Well known commercial users in the area include Johnston Mooney & O'Brien Bakery, Lidl, Aldi and Joe Duffy Motors.

The well-known Finglas Business Centre is situated to the rear of the site and it is adjacent Jamestown Business Park. There are local retail facilities in Finglas Village and further services in the nearby Charlestown Shopping Centre.

DESCRIPTION

The property comprises rectangular shaped flat site comprising approximately 1.84ha (4.54 acres) with 150m of road frontage. The site has the benefit of dual points of access, directly from the Jamestown Road opposite Oakwood Road as well as a right of way through Finglas Business Centre to the rear. The site formerly housed the commercial premises for WI Ltd a steel fabrication company that ceased trading in 2011. All buildings have been cleared from the site.

ZONING

The property is situated in an area that is zoned Z6 "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation" under the Dublin City Development Plans 2016-2022.

Permissible Uses under this zoning include;

Building for the health, safety and welfare of the public, childcare facility, community facility, cultural/recreational building and uses, education, embassy residential, enterprise centre, halting site, home-based economic activity, medical and related consultants, open space, park-and-ride facility, place of worship, public service installation, residential, shop (local), training centre.

and car repairs, motor sales, car parks, heavy commercial vehicle parks, warehouse, repository store depot, industry, workshop, playing fields, park/playground.

TITLE

The property is held on freehold title. There is an ESB sub-station on site.

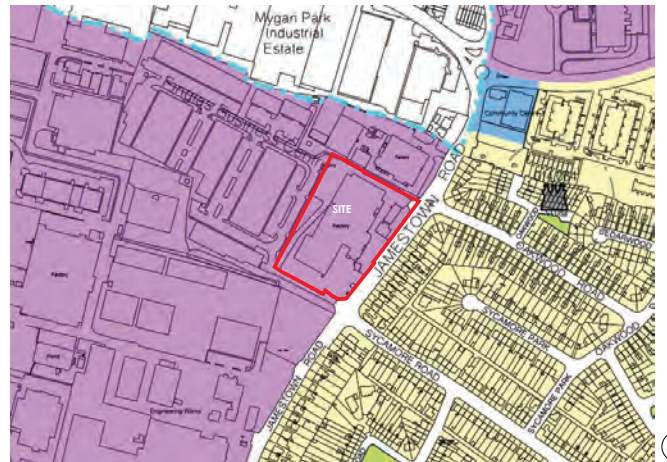
SERVICES

The mains services supplied and connected to the site include water, electricity, drainage and sewerage.

DEVELOPMENT POTENTIAL

The site has development potential for a wide range of uses, subject to planning permission. A feasibility study has been prepared by John Fleming Architects which demonstrates the possibility of a residential scheme providing 355 units as follows:

Description	No. of Units	Sqm
1 Bed Apartment	70	52
2 Bed Apartment	285	77
Commercial	-	562
Total	355	220 - 370



Dublin City Council Development Plan 2016-2022. Extract from Map A | Not to scale

Approx. Outline of Site

USE ZONING OBJECTIVES

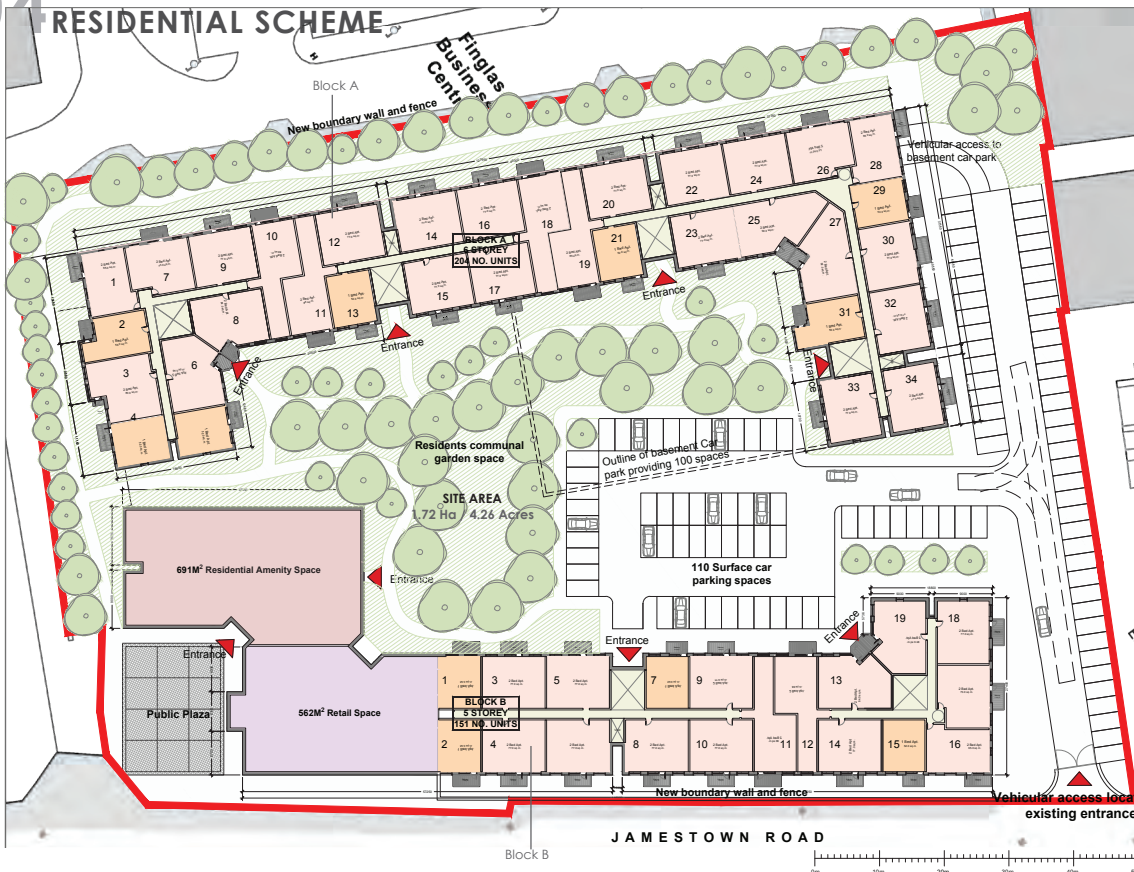
- Zone 21 To protect private and improve historical amenities
- Zone 26 To provide for the creation and protection of amenities and facilitate opportunities for employment creation

SPECIFIC OBJECTIVES

- Prohibit Structures (PPC class prohibited)
- Uses of Archaeological Interest

The scheme is set out over two separate blocks ranging from four and five storeys

01 PROPOSED SKETCH DESIGN RESIDENTIAL SCHEME



Total 1 Bed	70
Total 2 Bed	285
Total Units*	355
Total Commercial Area*	562
Total Int. Amenity Area	691
Site Area*	4.26 ac / 1.72ha (178C)
Residential Density*	208 per Ha / 84 per Acre



PRICE

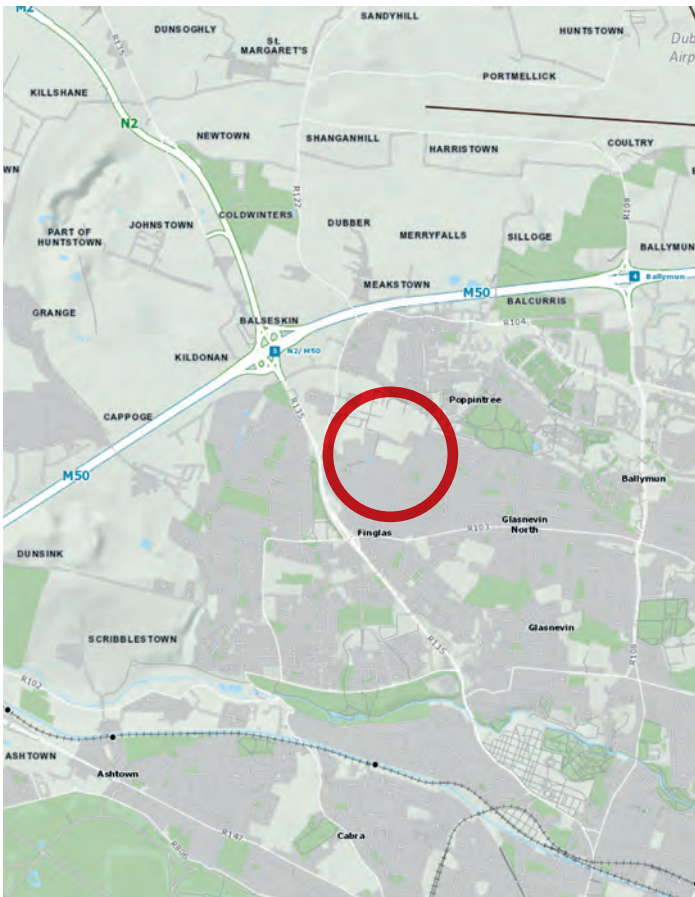
On application.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney / JLL.
For further information please contact:

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