

For Sale

Exceptional Large-Scale Development Opportunity



# GRIFFITH AVENUE

Drumcondra, Dublin 9

Approx. 3.88 ha (9.60 acre)

BER Exempt





## ASSET SUMMARY

- Superb large-scale landholding of approx. 3.88 ha (9.60 acre).
- Located in the popular suburb of Drumcondra, approx. 4.2 km north of Dublin city centre.
- Highly accessible location, approx. 3.7 km south of the M50 motorway.
- Considerable road frontage of approx. 150m on to Griffith Avenue along the southern boundary.
- Well positioned to benefit from the proposed MetroLink route, just 700m away.
- Feasibility study prepared displaying potential for a 593 unit residential scheme incorporating a mixture of Build to Rent and Build to Sell apartments.

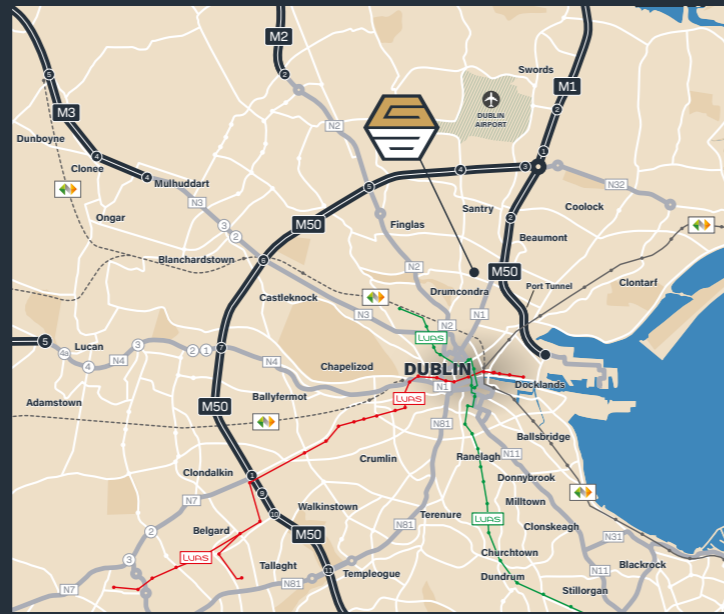




# DRUMCONDRA

Drumcondra is an affluent and sought-after location situated approx. 4.2 km north of Dublin city centre and approx. 3.7 km south of the M50 motorway. Drumcondra is a predominantly residential location and is recognised as one of North Dublin's best located suburbs.

Drumcondra is perched neatly between urban and sub-urban Dublin. The site is excellently positioned in close proximity to Dublin city centre to the south and Dublin Airport to the north. The area is most recognised as being the home to Dublin City University (DCU), one of Dublin's premier universities.



There is an abundance of amenities in the immediate area with retailers such as Lidl and Tesco satisfying convenience requirements, schools such as St. Aidan's, Glasnevin Educate Together and St. Patrick's serving educational requirements as well as some of north Dublin's most renowned restaurants and public houses close by.



Both public and private transport links in the area are strong. The lands are located on Griffith Avenue, a strategically positioned arterial route running from Glasnevin to the west as far as Marino to the east and ultimately connecting with the Malahide Road. Griffith Avenue shares a junction with Swords Road, connecting the area to the M1 motorway and M50 motorway to the north.

Public transport links are predominantly serviced by Dublin Bus at present, with numerous routes providing access to Dublin city centre, Dublin Airport and many other north Dublin suburbs. These bus routes are due to be further strengthened through the introduction of the BusConnects project. The new A Spine is due to run along Swords Road while the E Spine will service St. Mobhi Road.

Rail links are provided for at Drumcondra Train Station, an approximate five-minute drive south of the lands. It is proposed that rail connections north and south of Drumcondra will be improved upon through the delivery of the MetroLink light rail project. This project is due to finish by 2027 with the route expected to run along St. Mobhi Road to the west. The nearest proposed stop is due to be located just 700m west of the subject lands at Na Fianna GAA Club.





## ASSET DESCRIPTION

The property comprises a greenfield development site extending to approximately 3.88 ha (9.60 acre). The lands are bound by Griffith Avenue with the benefit of considerable road frontage of approximately 150m. The lands are generally of a flat topography with defined boundaries to the north, south, east and west.

The immediate area is predominantly made up of low-rise residential housing to the south, east and west, while a considerable agricultural landholding is positioned just north of the lands. The site represents a viable residential development opportunity, with the potential to deliver a mix of unit types, subject to planning permission, to meet the strong demand for new homes in the area.

## TOWN PLANNING

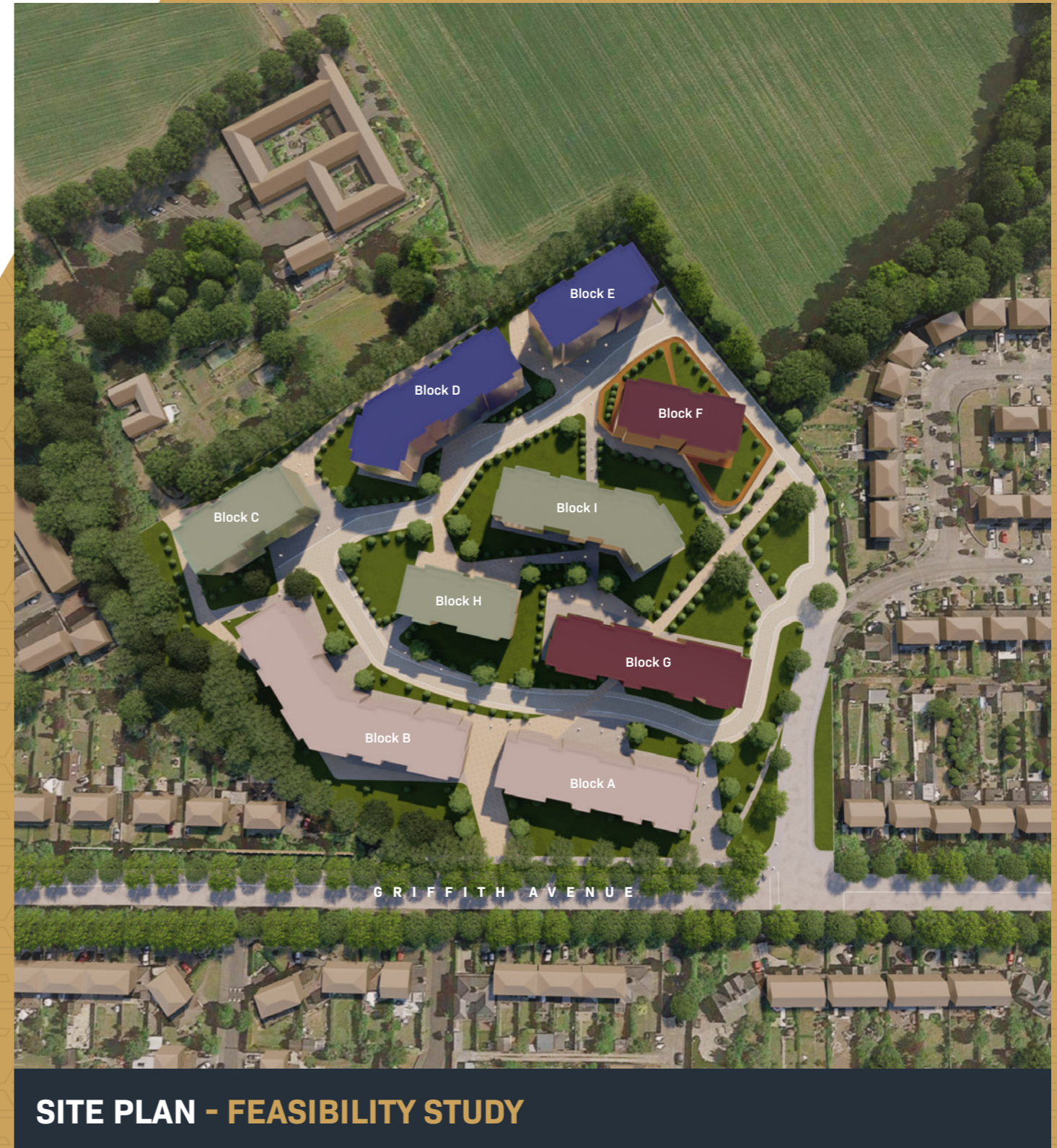
Planning policy for the property is contained within the Dublin City Development Plan 2016 – 2022. Under the Development Plan, the lands are zoned 'Z12 - Institutional Land'. The objective of this zoning is "to ensure that existing environmental amenities are protected in the predominantly residential future use of these lands".

## DEVELOPMENT POTENTIAL

This asset provides an excellent opportunity to construct a large-scale residential development in a highly accessible and sought-after suburban location. The site does not have planning permission but the property data room contains a planning report and feasibility study illustrating potential capacity for approx. 593 residential units. An overview schedule is outlined below with further detail available in the data room.

## ACCOMMODATION SCHEDULE

Block	Gross Floor Area (Sq M)	No. of Storeys	TOTAL (units) Build to Rent	TOTAL (units) Build to Sell
A	5,855	5 Storeys	60 Units	-
B	8,140	5 Storeys	80 Units	-
C	5,229	7 Storeys	56 Units	-
D	9,024	8 Storeys	88 Units	-
E	5,976	8 Storeys	64 Units	-
F	5,735 (2,000 Sq M Commercial at Ground Floor)	6 Storeys	40 Units	-
G	7,026	6 Storeys	-	72 Units
H	5,229	7 Storeys	-	56 Units
I	7,896	7 Storeys	-	77 Units
<b>TOTAL</b>	<b>60,110</b>	<b>-</b>	<b>388 Units</b>	<b>205 Units</b>



**SITE PLAN - FEASIBILITY STUDY**





## TITLE

The property is held under freehold title.

## METHOD OF SALE

For Sale by Private Treaty. Full details on the bid process are available in the property data room.

## SERVICES

We understand all public services are available to the property.

## VIEWING

By appointment with the sole agents.

## BER

Exempt.

## WEBSITE & DATA ROOM

[www.GriffithAvenue.com](http://www.GriffithAvenue.com)

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