



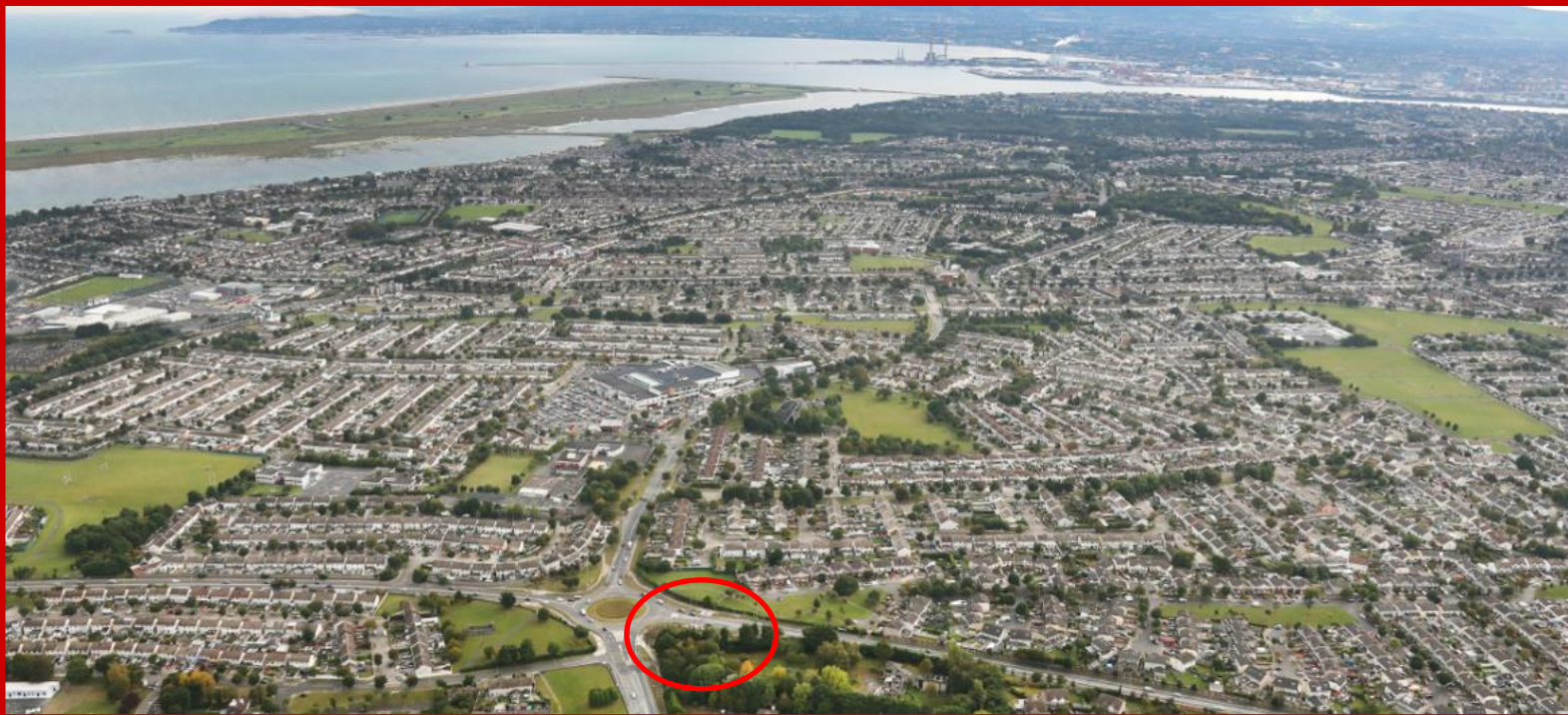
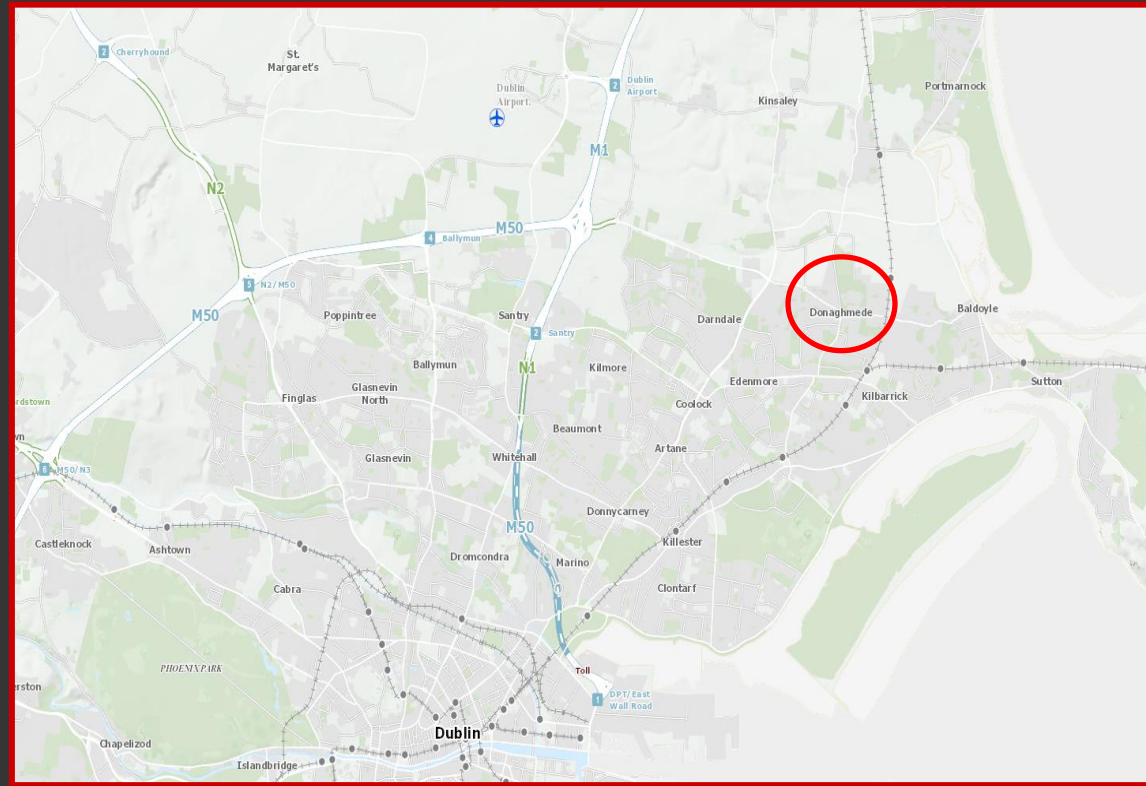
For Sale Hole in the Wall Road, Donaghmede, Dublin 13

Approx. 0.19 Ha (0.47 Acre) - FPP for 42 no. units



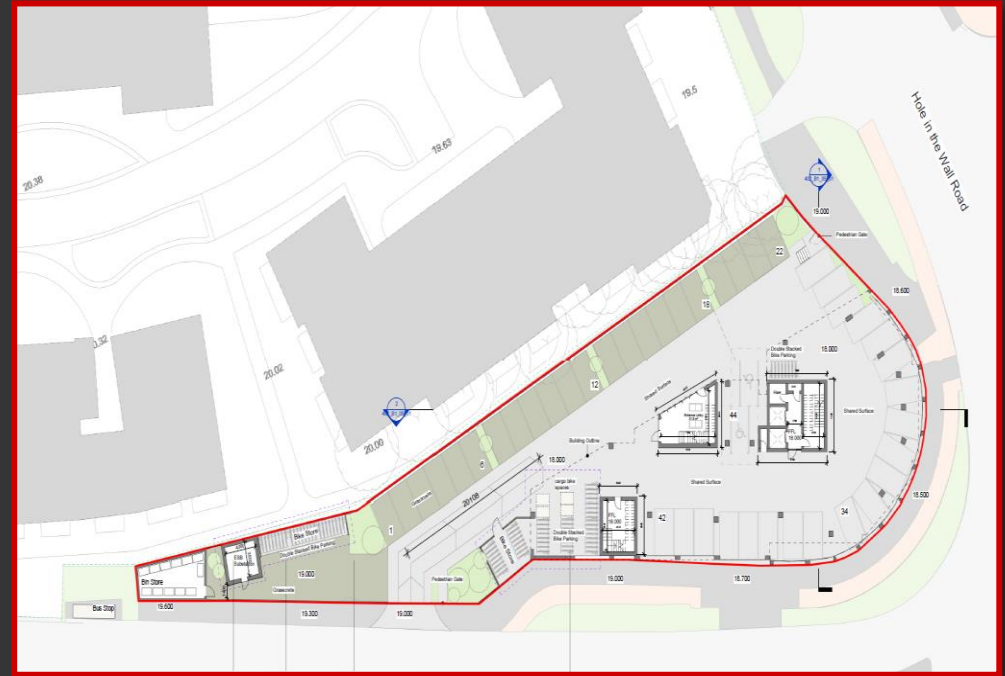
Location

- This subject property is located at Hole in the Wall Road, Donaghmede, Dublin 13
- The site is located approx. 8 km north of Dublin City Centre and approx. 5 km east of Dublin Airport
- The site benefits from excellent public transportation links including a number of Dublin Bus routes serving the immediate vicinity and Clongriffin DART Station located just 1 km north east of the subject site.
- The site also benefits from easy access onto both the M50 and M1 Motorways, located just 4.5 km west of the property.

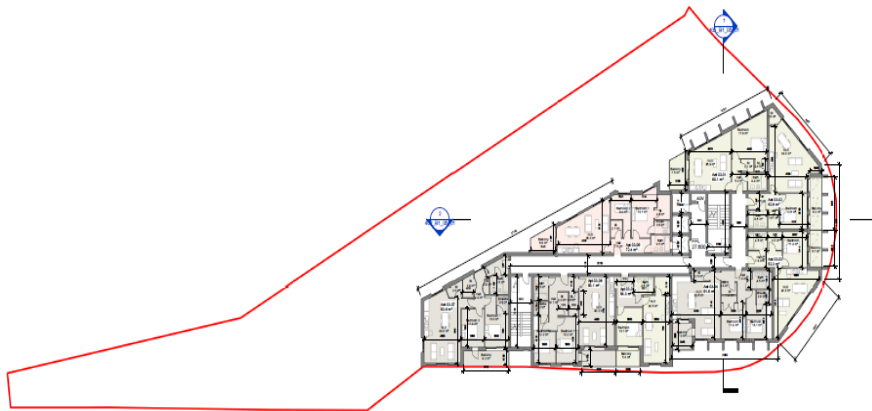


Description

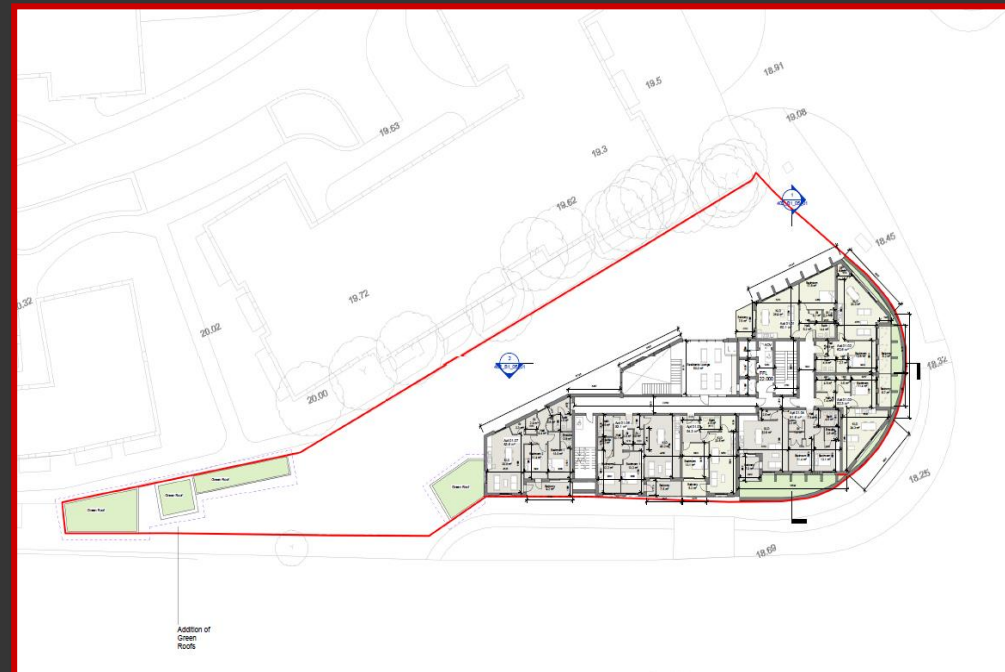
- The site extends to approx. 0.19 Ha (0.47 Acre) and is a greenfield which includes a small decommissioned sub-station.
- In November 2023, the site received FPP for the development of 42 no. apartments. The development will also comprise 44 no. car parking spaces at undercroft level (DCC Ref: [3159/21](#) ABP Ref: [313307](#)).
- The development will extend to part six storeys / part seven storeys having had five storeys conditioned out of the higher element of the original application.
- The scheme is suited to a full cost-rental model across the entire development, a Build-to-Sell option with Croí Cónaithe support or a PRS exit.



Ground Floor Plan



Third to Fifth Floor Plan



First Floor Plan

CGIs of original scheme



Method of Sale

Private Treaty

Planning Pack

Full planning pack and revised floor plans / schedule of accommodation is available upon request

VAT

VAT will be exempt on the sale

Asking price

Price on application

Solicitor's Details

Jullie Mullan – Partner

McGrath Mullan LLP

jmullan@mcgrathmullan.ie

+353 01 873 5012

Viewings

Viewings strictly by appointment with sole agents
Cushman & Wakefield.

BER Details

BER: Exempt

Services

Full services are readily available to connect into the site, however we advise to satisfy themselves with same.

Agent's Details

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— SOLICITORS —

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