

PRIME PBSA DEVELOPMENT OPPORTUNITY

# CHURCH LANE

SANTRY | DUBLIN 9

Full Planning Permission for a 221 no.  
Single Occupancy Room Student Bed Scheme

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





## The Opportunity

The subject site has full planning permission for the development of 221 no. bed spaces PBSA scheme (Ref: LRD6053) and comes with the benefit of full vacant possession. All units are single occupancy rooms, ensuring the maximum revenue per bed space is achieved. The proposed development comprises 5 storeys over ground level, and it will comprise rooms ranging in size between 13.7 – 25 sq m (147 – 269 sq ft). The proposed scheme includes an abundance of amenity space at ground floor level including a communal lounge /games room, a library/meeting room, a gym, laundry facility and lobby/reception area. The scheme also has permission for a coffee shop measuring to 70.6 sqm (760 sq ft) at ground level. The full planning pack is available to download in our data room.

# CHURCH LANE

### Schedule of Accommodation

Unit Type	Number of units	Size (Sq Ft)	Size (Sq M)
1 Bed	207	147	14
Studio	9	269	25
Accessible Room	5	215-269	20-25
<b>Total</b>	<b>221</b>		







# CHURCH LANE

SANTRY | DUBLIN 9

## Asset Summary



Superb development opportunity for a Prime PBSA scheme



Full planning permission for a 221-no. student bed scheme (Ref: LRD6053)



Includes a Café unit, with a large offering of amenity space for residents



Scheme has capacity to increase the total number of bedspaces to 268 no. (SPP)



Potential to deliver exceptionally strong summer income

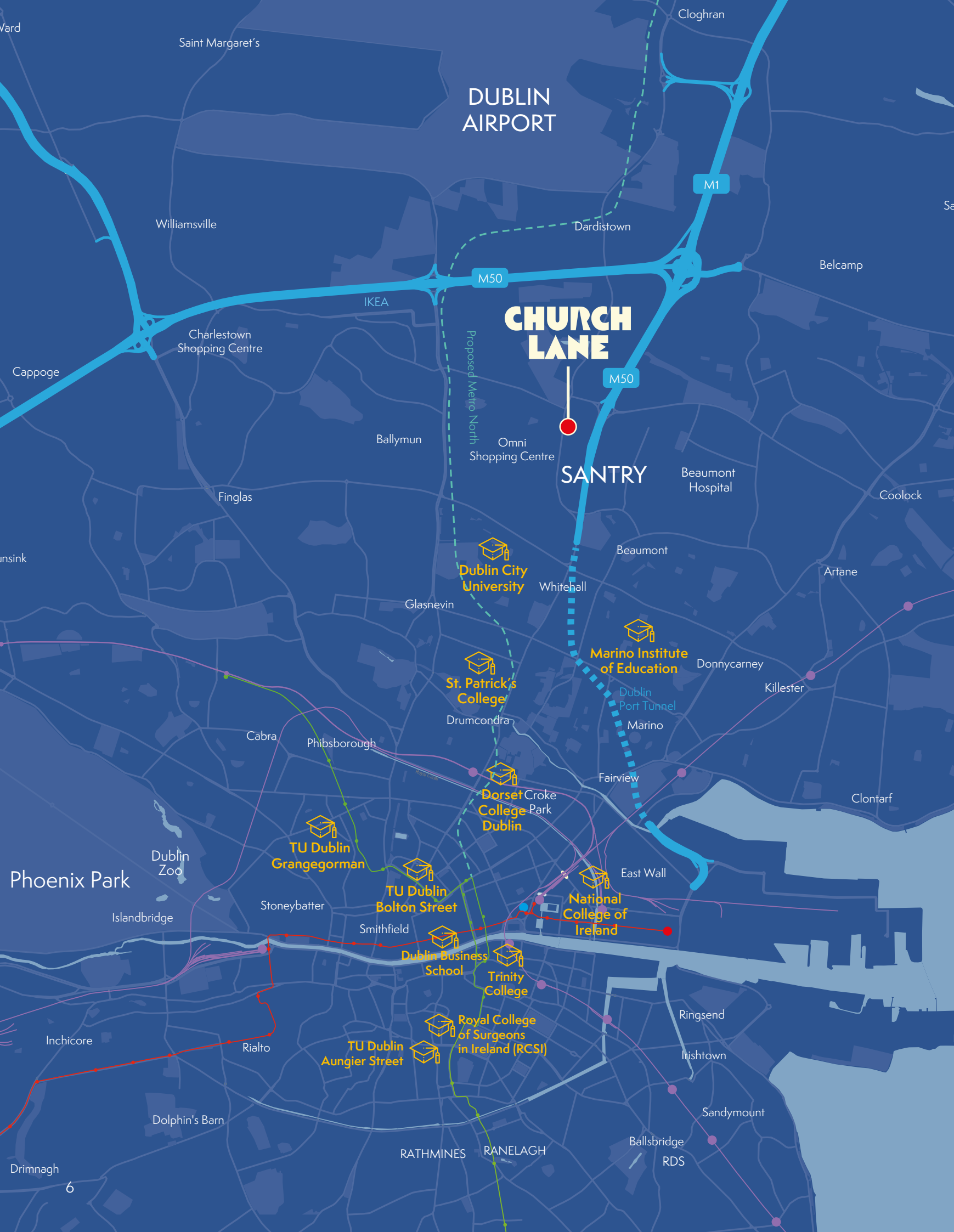


Centrally located in Dublin 9, with c. 85,000 students situated within a 6 km radius from various campuses



Well connected to a number of different public transport routes, making it easily accessible to several universities





“Public transport links to the site are considerably strong”

## Location

Church Lane PBSA, located in Santry in Dublin 9, is an established and popular North Dublin Suburb which has been further enhanced through the recent delivery of a number of high-end residential schemes. The subject property is strategically placed approx. 2km north of DCU's main campus, making this an ideal PBSA location.

The immediate area is also well complimented by the large retail offering available at the nearby OMNI Shopping Centre located only 600m to the south of the subject site. The centre includes occupiers such as Penneys, Tesco, Lidl, McDonalds, IMC Cinema and over 80 other high end retailers.

Public transport links to the site are considerably strong. The area is well serviced by Dublin Bus who run frequent routes through the School House Lane Stop no. 1639, located less than 100 m from the subject property. Other notable forms of transport include Dublin Airport located only 4 km north, the M50 orbital road network located 500 m to the east, and once developed, the proposed Metro Link will be accessible from the Northwood Station located approximately 2.5km to the northwest of the subject property.

### Cycle times

Mins

	Mins
DCU	5
TUD Grangegorman	20
NCI	22
Trinity College	23
Dublin Business School	24
RCSI	27







0.23 ha site size  
(0.57 acre)



4x Industrial Units  
(Vacant)

## Description

This Church Lane development asset comprises of a brownfield site extending to approx. 0.23 ha (0.57 acre). The site has extensive road frontage and includes 15,230 sq ft of industrial space within 4 no. industrial buildings, all of which are vacant. Positioned on the corner of Church Lane at the junction of the Swords Road and Santry Avenue, the property benefits from excellent profile with visibility from both thoroughfares.

The immediate vicinity is undergoing substantial regeneration, with several new residential developments either completed, approved or in the planning process. This includes Santry Place, which is a recently completed apartment development extending to seven stories in height, and the Chadwicks Site, which recently got approval for 321 no. apartments extending to 13 storey's in height, directly adjacent to the subject site.

## Town Planning

The property is situated in an area subject to the Dublin City Development Plan 2022-2028. Under the development plan, the property is zoned 'Z1 – Sustainable Residential Neighbourhoods' which is defined as "To protect, provide and improve residential amenities."



Outlined for identification purposes only



# The Investment



Projected annual gross income of approx. **€330 - €390 per week** for academic year



Scheme will appeal to **both international students and non-Dublin domiciled** attending third-level education all across Dublin



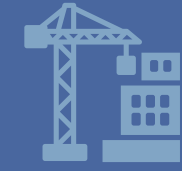
The close **proximity to Dublin Airport and Dublin city centre** provides an opportunity to provide both tourism and corporate short term lay over accommodation



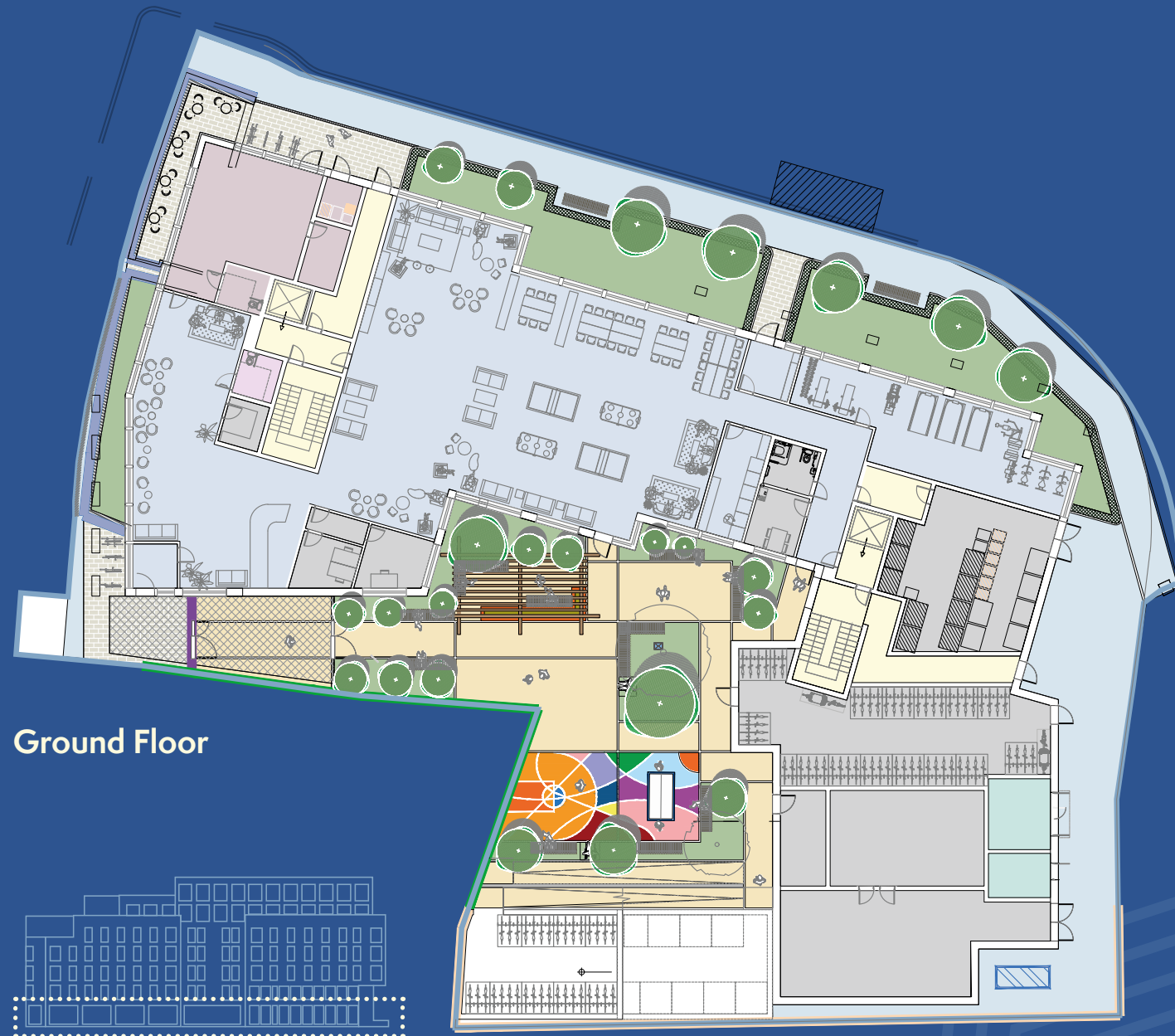
**Ancillary income** to be generated from the Café Space



Designed to be a **superbly efficient** scheme from an operational perspective



**Development** is suitable for a **cost-efficient** modular construction build



Ground Floor



Typical Floor

Floor 2 and 3



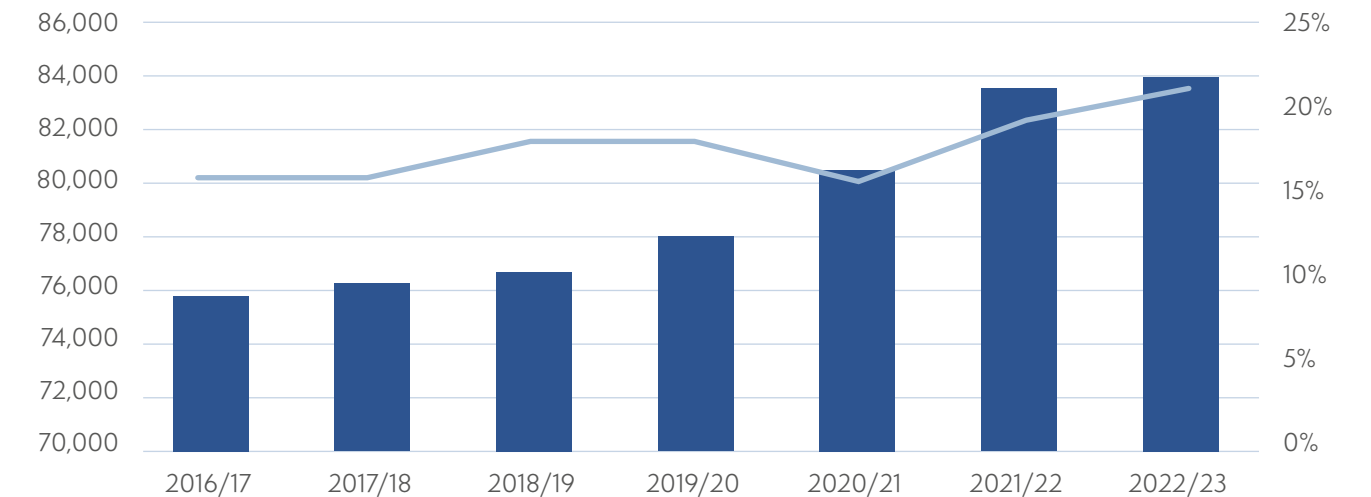


## Irish Student Housing

Increased demand for Purpose-Built Student Accommodation (PBSA) in Ireland has been the catalyst for significant growth and evolution in the market over the past number of years. Irish universities are experiencing increased student mobility being the only remaining native English speaking country in the EU, this has been a key contributor to the current supply-demand imbalance within the sector.

Research conducted by C&W has uncovered that in Dublin alone, there is a total of approx. 96,000 higher level students, however there is currently only 19,600 bed spaces available. Furthermore, of the entire student demographic within Dublin, 20% are international and a further 33% are domestically mobile, and therefore would require accommodation. When analysed, this equates to a current demand pool of approximately 51,000 students and a student to bed ratio of 2.6 students per bed in Dublin.

Total Students / % International

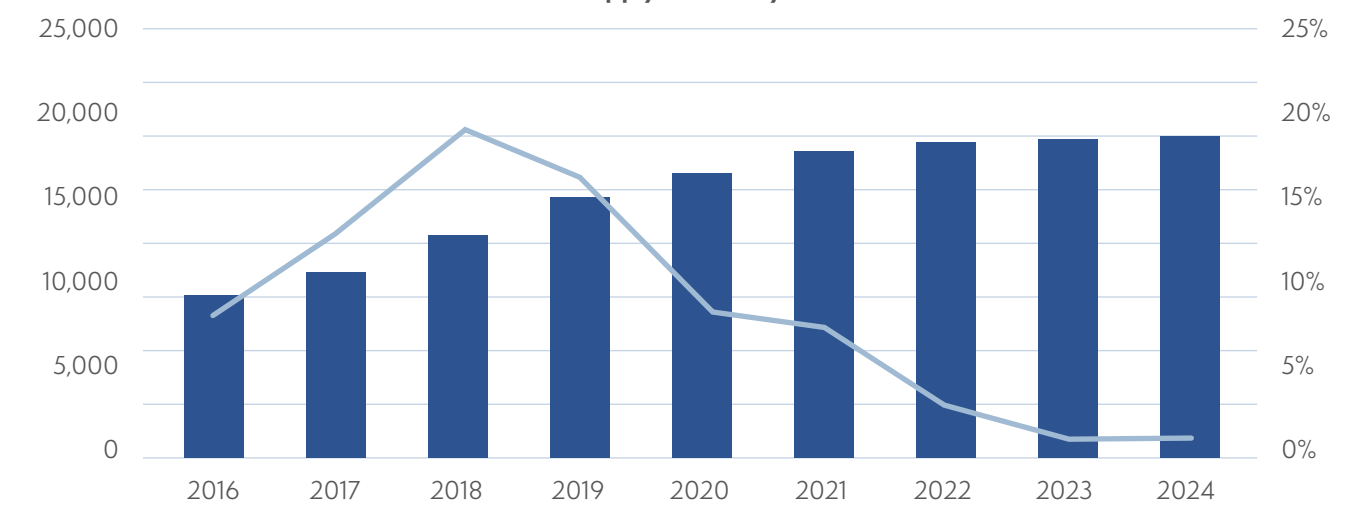


Source: Cushma & Wakefield

■ HEA full time Student Numbers — % International

NB: There are an additional estimated 12,500 students attending privately funded colleges in Dublin

Supply : Delivery



Source: Cushma & Wakefield



# CHURCH LANE

SANTRY | DUBLIN 9

## Title

We understand the property is held under a freehold title.

## Method of Sale

For Sale by Private Treaty.

## Viewing

Viewing is strictly by appointment with the sole selling agents.

## Existing BER



## Website & Data Room

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

## Agents



**CUSHMAN &  
WAKEFIELD**

5TH Floor,  
2 Cumberland Place,  
Fenian Street,  
Dublin 2.

Tel+ 353 (1) 6399300

### Paul Nalty

[Paul.nalty@cushwake.com](mailto:Paul.nalty@cushwake.com)  
+ 353 83 375 1902

### Brendan Smyth

[Brendan.smyth@cushwake.com](mailto:Brendan.smyth@cushwake.com)  
+353 86 040 2228

### Dave McCarthy

[David.Mccarthy1@cushwake.com](mailto:David.Mccarthy1@cushwake.com)  
+353 87 790 0983

## Solicitor



**MARK A. QUINN**  
SOLICITORS

7 Orby Chambers, Coke Lane,  
Smithfield, Dublin

### Mark A Quinn

[info@maqs.ie](mailto:info@maqs.ie)  
+3531 8786363

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