



HAROLD'S CROSS ROAD

DUBLIN 6W

FOR SALE
SHOVEL-READY DEVELOPMENT OPPORTUNITY WITH
FPP FOR 20 RESIDENTIAL APARTMENTS (PART V EXEMPT)
APPROX. 0.08 HA (0.20 ACRE)





HAROLD'S CROSS ROAD

DUBLIN 6W

ASSET HIGHLIGHTS



Prime residential development site of approx. 0.08 Ha (0.20 Acre)



Full planning permission for 20 units. Scheme is Part V exempt



The development comprises 13 no. one bed apartments, 3 no. two bed apartments and 4 no. two bed duplexes



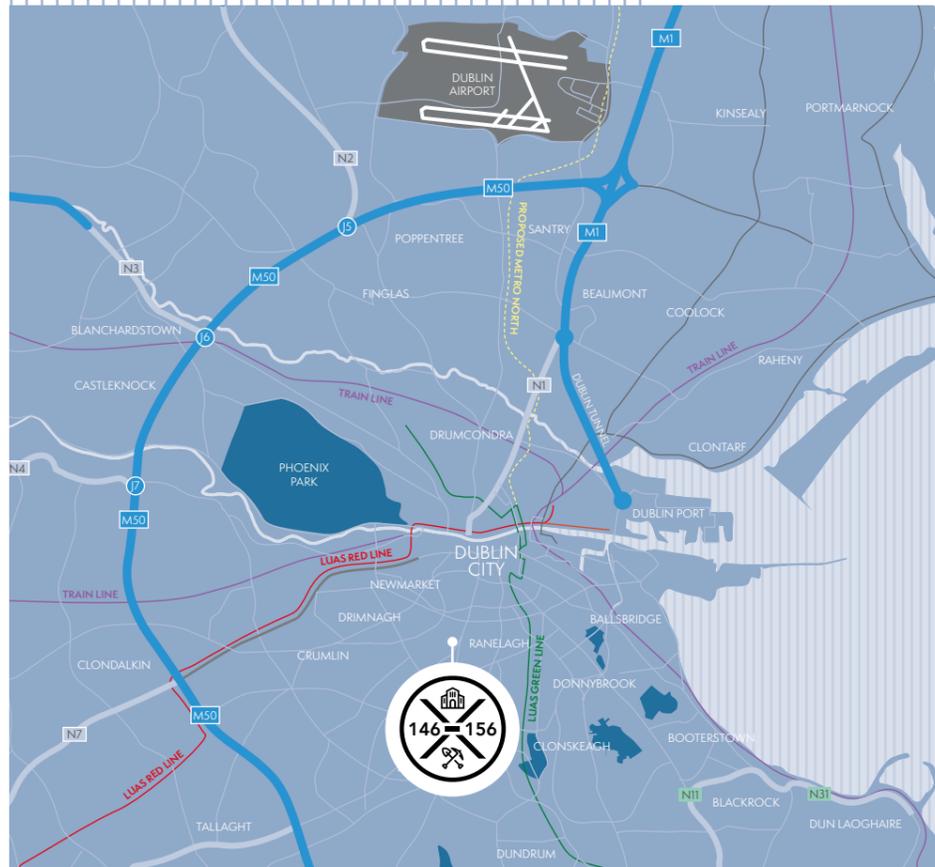
Highly efficient designed scheme with a strong net:gross ratio and 5 no. own door units



The property occupies a prominent position overlooking Harold's Cross Park



Situated in one of Dublin's trendiest areas and within close proximity to the City Centre



CONNECTIVITY



Destination	Minutes
Rathmines	18
Ranelagh	25
St. Stephens Green	28
Grand Canal Dock	18



Destination	Minutes
Ballsbridge	15
North Docklands	20
St. Stephen's Green	11

LOCATION

Harold's Cross is an established and trendy residential suburb of Dublin City, located approx. 2 km south west of Dublin City Centre. The area is host to several popular food & beverage outlets and provides an array of local amenities. Rathmines village is situated approx. 1 km east of the site and provides an additional retail and amenity offering servicing residents of Harold's Cross. The property occupies a prime position along Harold's Cross Road, overlooking the notable Harold's Cross Park.

The site is well situated in terms of accessibility and connectivity to Dublin City and benefits from being within both cycling and walking distance to the City Centre. The scenic Grand Canal is located approx. 500m north of the subject property offering an arterial thoroughfare that enhances connectivity throughout the City. There are a number of Dublin Bus routes which service Harold's Cross with a stop located directly outside the subject property. The Ranelagh Luas stop serving the Green Line is located approx. 2 km to the east of the property, providing a frequent service to residents in the vicinity.

TOWN PLANNING

Planning policy for the area is provided under the Dublin City Council Development Plan 2022 - 2028. The site is zoned under objective 'Z1 – Sustainable Residential Neighbourhoods' which can be defined as 'To protect, provide and improve residential amenities.' New residential development is permitted in principle.



THE PROPERTY

The subject property comprises a dual frontage residential development site extending to approx. 0.08 Ha (0.20 Acre), and benefits from strong profile onto both Harold's Cross Road and Mount Argus Road, which includes approx. 50 m of frontage. The site currently comprises a terraced row of two / three storey buildings. The buildings, previously in residential and retail use, are fully vacant and have been derelict since 2019.

No. 152 Harold's Cross Road, which forms part of the overall site, is a three storey building listed under the record of protected structures. No. 140 - 144 Harold's Cross Road immediately adjoins the subject property to the north and similarly comprises terraced residential units.

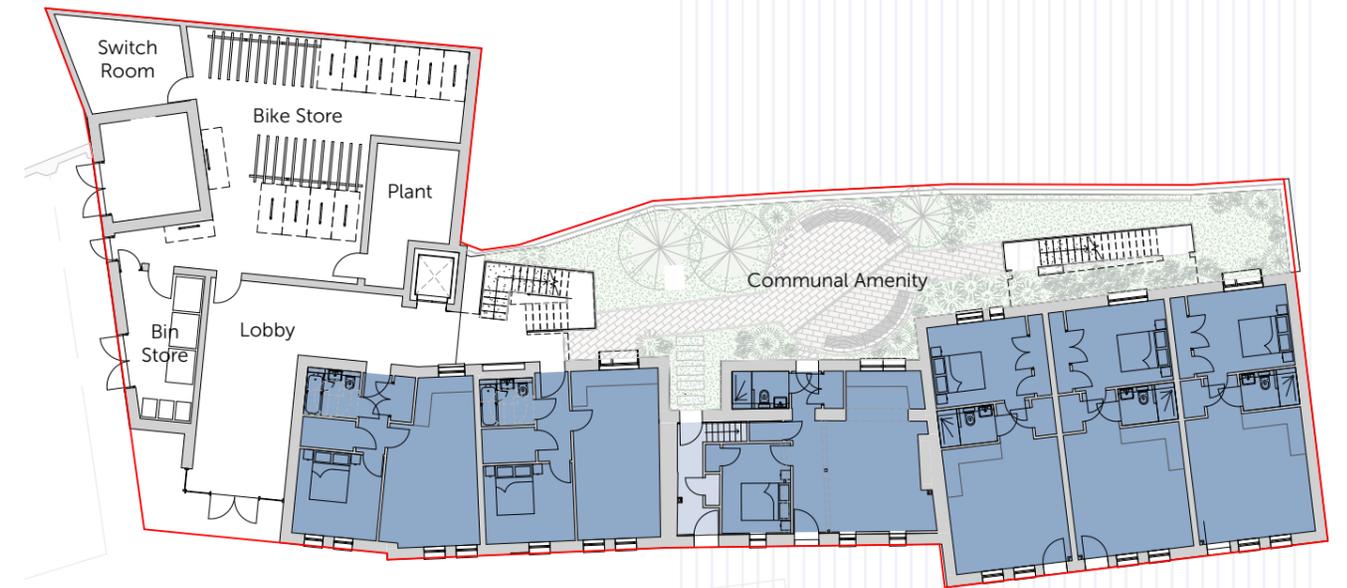
THE OPPORTUNITY

In December 2022, the site received full planning permission for the development of 20 no. units (Ref: 3779/22). The proposed development extends to three / four storeys in height and is accessed from both Harold's Cross Road and Mount Argus Road. The scheme is efficiently designed throughout which includes 5 no. own door units and benefits from a strong net:gross ratio of development area. The scheme also provides for 70 bicycle spaces and a communal garden at ground floor level, and does not include the provision of car parking spaces due to its close proximity to Dublin City Centre. Given its prime and convenient location, the completed scheme will cater to a variety of different occupiers.

No.	Type	Floor	NIA (Sq M)	NIA (Sq Ft)
1	1 Bed Apart	GF	48.6	523
2	1 Bed Apart	GF	48.5	522
3	1 Bed Apart	GF	52.1	561
4	1 Bed Apart	GF	47.3	509
5	1 Bed Apart	GF	47.3	509
6	1 Bed Apart	GF	47.3	509
7	2 Bed Apart	1	76.5	823
8	1 Bed Apart	1	48.6	523
9	1 Bed Apart	1	48.5	522
10	2 Bed Duplex	GF / 1 / 2	98.7	1,062
11	1 Bed Apart	1 / 2	47.3	509
12	1 Bed Apart	1 / 2	47.3	509
13	1 Bed Apart	1 / 2	47.3	509
14	2 Bed Apart	2	76.5	823
15	1 Bed Apart	2	48.6	523
16	1 Bed Apart	2	48.5	522
17	2 Bed Duplex	2 / 3	86.7	933
18	2 Bed Duplex	2 / 3	90.4	973
19	2 Bed Duplex	2 / 3	94.6	1018
20	2 Bed Apart	3	73	786
TOTAL			1,224	13,175

The gross development area of the entire scheme is approx. 1,545 sq m (16,630 sq ft). Full planning pack is available upon request.

GROUND FLOOR PLAN





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DUBLIN 6W

TITLE
Freehold.

SERVICES
Prospective bidders are advised to satisfy themselves regarding the presence, adequacy and availability of all services to the subject lands.

PART V
There is no Part V requirement for this development.

SELLING AGENT



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