

Development site for sale



‘Braeside’, 38/39 Dublin Road, Bray, Co.Wicklow.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent are delighted to present this excellent site extending in total to circa 0.34 acre. (0.136 Hectare). It is rare that a site of this calibre comes to the open market in Bray. The site is located on the busy Dublin Road leading into Bray town centre and offers an incredible opportunity to acquire a large parcel of land in this sought after location with the potential for both commercial and residential use subject to planning permission. The property is zoned NS (Local Neighbourhood Centre) under the 2011-2017 Bray Town Development Plan. There is a maximum plot ratio of 2 under this zoning and a maximum site coverage of 80%. The site has significant development potential based on a combination of its zoning and location.

The site currently contains two period houses which are not protected structures, a block built garage and several other outhouses and is bounded on three sides by stone and rubble walling and on the fourth by a block wall. The property has the benefit of approximately 43 m/142 ft of road frontage to the Dublin Road. There is vehicular access through gates located on the Dublin Road.

The subject property is located on the Dublin Road one of the main arteries leading to Bray Town Centre. Commercial occupiers in close proximity include Lidl, AXA Insurance and SuperValu. Bray, located approximately 19km from Dublin city centre, is Ireland's fourth largest town and provides a wide array of shops, restaurants and schools. There is an excellent transport infrastructure, with nearby road links to the N11 and M50, and DART services providing regular services into Dublin city and the south east.

KEY POINTS

- » Excellent development opportunity, subject to planning permission
- » Neighbouring Bray Town Centre
- » Good transport links with easy access to both N11 & M50
- » Site extends to approximately 0.136 Hectare (0.34 acre)
- » Zoned NS: Local Neighbourhood Centre with both commercial and residential development permitted
- » Property held freehold and registered with the Land Registry
- » We understand that there are mains services to 38 & 39 Dublin Road



BREAKDOWN OF SITE

38 DUBLIN ROAD

Currently laid out as a six bedroom house with a gross internal area of circa 157.3sq.m/1,693sq.ft. The property consists of a double fronted period house fronting onto the Dublin Road with small rear garden and two block built sheds. There is gas fired central heating.

39 DUBLIN ROAD

Currently laid out in four self-contained units with a gross internal area of circa 158.6sq.m/1,707sq.ft. The property consists of a double fronted period house fronting onto the Dublin Road with a small rear garden.

40 DUBLIN ROAD

Site currently laid out as garden with gated vehicular access from the Dublin Road (extending to 0.258 acre/0.104 acre excluding 38/39 Dublin Road). There is currently a block built garage and workshop and block built shed located on the site.

ZONING:

The property is Zoned “NS” under the Bray Town Development Plan 2011-2017 – “To protect, provide for and/or improve local neighbourhood centre facilities”.

ACCEPTABILITY OF USES IN THE NS: LOCAL NEIGHBOURHOOD CENTRE ZONE:

PERMITTED IN PRINCIPLE

Bed and Breakfast, Betting Office, Commercial Recreational Buildings, Cultural Use, Doctor/Dentist, Guest House, Health Centre, Home Based Economic Activity, Local Neighbourhood Services, Offices, Open Space, Public House, Discount Foodstore, Public Services, Residential, Restaurant, Recycling facilities, Shops-Neighbourhood.

NOT NORMALLY PERMITTED BUT OPEN FOR CONSIDERATION

Advertising and Advertising Structure, Car Park, Church, Community Facility, Crèche/Nursery School, Education, Funeral Home, Garden Centre, Hotel, Motor Sales Outlet, Private Garage, Retail Warehouse, Service Garage, Shops-Major





FLOOR PLANS

Not to scale. For identification purposes only.

BER DETAILS

38 Dublin Road

BER: G

BER number: 107967945

Energy Performance Indicator: 701.13 kWh/m²/yr

39 Dublin Road

BER: F

BER number: 107967937

Energy Performance Indicator: 444.89 kWh/m²/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640.

HUNTERS
ESTATE AGENT

T 01 275 1640 **E** info@huntersestateagent.ie **W** www.huntersestateagent.ie

4 Castle Street, Dalkey, Co. Dublin

2 Brighton Road, Foxrock, Dublin 18

St Martin's House, Waterloo Road, Dublin 4

PSRA Licence no: 001631



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

Terms and Conditions

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