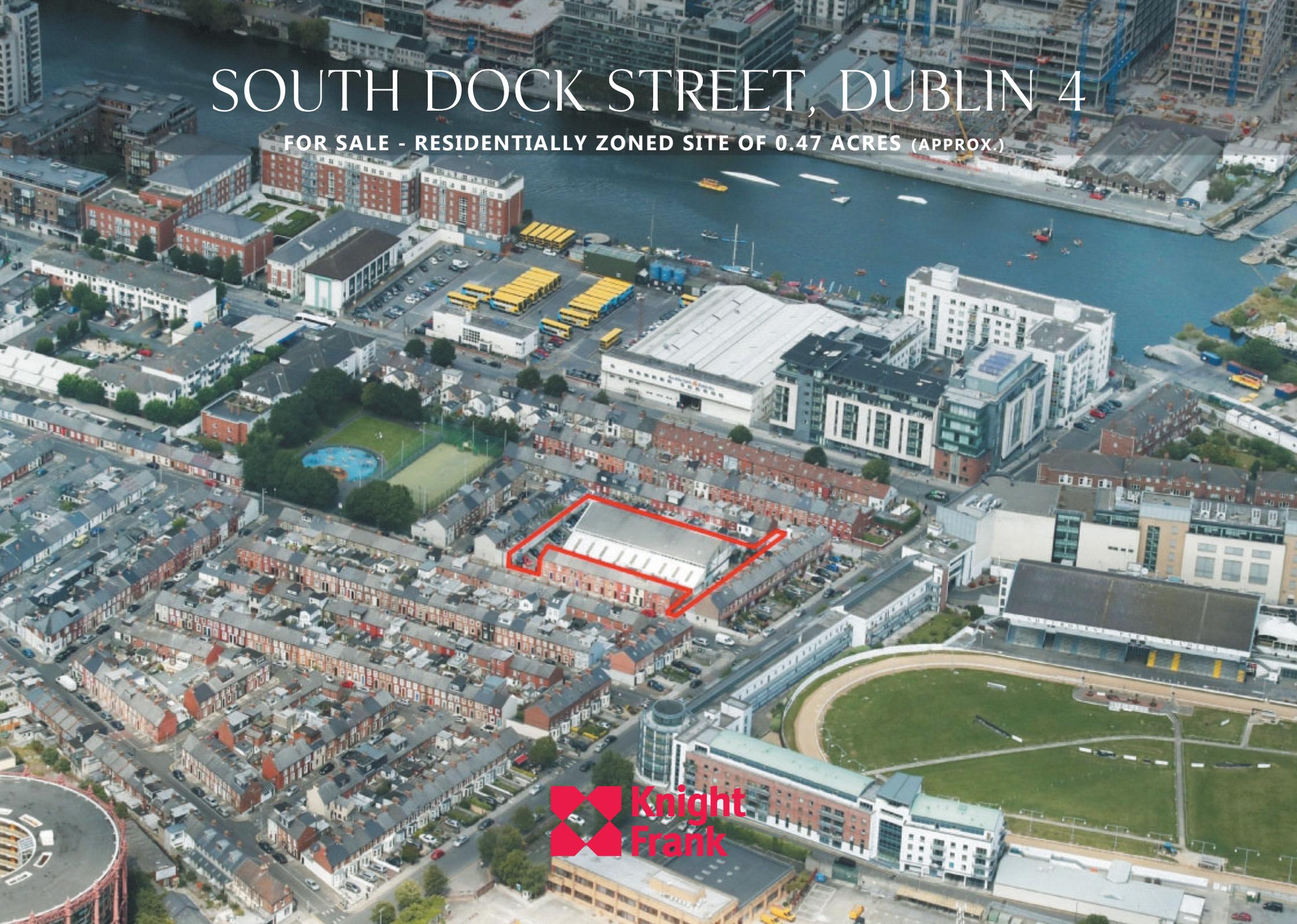


SOUTH DOCK STREET, DUBLIN 4

FOR SALE - RESIDENTIALLY ZONED SITE OF 0.47 ACRES (APPROX.)





Property Summary:

- Attractive residentially zoned site of approx. 0.47 acres in close proximity to Grand Canal Dock, Dublin Docklands & the Aviva Stadium.
- Extremely sought after residential location in the heart of Dublin City's most thriving employment hub.
- Nearby employers include Google, Accenture, Facebook, Airbnb and Mason Hayes & Curran.
- Excellent Public Transport Links with DART rail services located at Grand Canal Dock Station (400m) while numerous Dublin Bus services operate along Pearse Street (200m).
- Other notable amenities in close proximity include South Dock Street Park, Shelbourne Park Greyhound Station, Irishtown Stadium, Bord Gáis Theatre, Marker Hotel & Trinity College.



SOUTH DOCK STREET DUBLIN 4

**For Sale - Residentially Zoned Site of 0.47 Acres
(approx.) in highly sought after location**

Location

The site is ideally located in close proximity to a number of high profile amenities/employment areas such as the Gasworks, Grand Canal Dock, Aviva Stadium, 3 Arena, Trinity College, IFSC, Grafton Street and St Stephen's Green.

The property also benefits from excellent transport links with Grand Canal Dock DART Station situated within 500m providing frequent, convenient services both north and south while a number of Dublin Bus routes operate along Pearse Street (200m).

Nearby employers include Google, Accenture, Facebook, Airbnb and Mason Hayes & Curran while other notable amenities in close proximity include South Dock Street Park, Shelbourne Park Greyhound Station, Irishtown Stadium, Bord Gáis Theatre, Marker Hotel & Trinity College.

- The Gasworks > 150m
- DART Station > 500m
- Grand Canal Dock > 600m
- Aviva Stadium > 800m
- 3 Arena > 1.2km
- IFSC > 1.7km
- Trinity College Dublin > 1.7km
- Grafton Street > 2.2km



Description

The site extends to approx. 0.47 acres and currently comprises a warehouse workshop and car showroom with ancillary offices with a total gross floor area of approx. 14,128 sq. ft. (1,313 sq. m.). The site also benefits from two no. vehicular access points onto South Dock Street while the site also benefits from additional frontage onto Hastings Street to the north.

Zoning

Under the Dublin City Development Plan 2016-22, the subject property is zoned Objective Z2 - Residential Neighbourhoods (Conservation Areas), i.e. "To protect and/or improve the amenities of residential conservation areas".

Feasibility Study

Davey Smith Architects have carried out two feasibility studies in relation to the subject site. A copy of the feasibility study is available upon request.

Scheme 1 comprises of 14 no. townhouses as follows:

- 6 x three bedroom, three-storey townhouses of 117 sq.m.
- 8 x two bedroom, two-storey townhouses of 70 sq.m.

Scheme 2 comprises of 22 no. units as follows:

- 8 x two bedroom, two-storey townhouses of 70 sq.m.
- 7 x one bedroom, ground floor apartments of 55 sq.m.
- 7 x 2 bedroom duplex units of 79 sq.m.







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Viewing

Strictly by appointment only



Conditions to be noted:

These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Unlimited. Company licence Reg. No. 385044. PSR Reg. No. 001266.