DEVELOPMENT OPPORTUNITY
NORTHERN CROSS / MALAHIDE ROAD / DUBLIN 17

Indicative site boundaries
Located within a firmly established commercial and residential location in Dublin’s north suburbs.

The three sites extend to a total area of 2.92 acres (1.1 hectares) and are capable of providing complimentary uses to complete the overall development.

Northern Cross is a modern successful mixed use scheme strategically positioned between Dublin city centre and Dublin Airport; surrounded by a host of commercial, retail, educational, healthcare, medical and recreational amenities.

Developed by PJ Walls; effortless access to the city centre and proximity to the sought after residential suburbs of Malahide and Portmarnock have resulted in the scheme attracting a vibrant mix of commercial tenants across a range of sectors including:

- Healthcare and Pharmaceutical
- Information Technology and Data Analytics
- Professional Services
- Construction
- Finance
- Hospitality

Home to 1,500 residents, there is a palpable sense of community as you walk through the scheme with a perfect balance struck between large scale corporate occupiers and the smaller scale community amenities within Northern Cross.
Conveniently located at the junction of the R139 and Malahide Road in Dublin’s north suburbs, these 3 sites are situated approximately 10 km north of Dublin City centre and 6 km south of Dublin Airport, the area is an emerging residential and commercial location.

The popular and sought after seaside towns of Malahide and Portmarnock are located nearby offering a host of recreational activities including Malahide Castle, Portmarnock Hotel and Golf Links, Portmarnock beach and the popular coastal village of Howth.

Located within the Northern Cross Development are the following amenities;

- Hilton Dublin Airport Hotel
- Meadows & Byrne Homeware
- Bank of Ireland
- Eurospar
- Giraffe Crèche
- Care Choice
- Insomnia coffee shop
- Northern Cross Dental surgery
- Limitless Health Pharmacy

Transport amenities which service the area include the DART station at Clongriffin providing direct access to Dublin City centre. The M50/M1 intersection is nearby, linking to Ireland’s Motorway network, while numerous Dublin Bus routes connect Northern Cross to the city and hinterland.

**Located within a short walk or drive...**

- Dublin Airport
- Pavilions Shopping Centre
- Recreation amenities nearby
- Tesco, Clare Hall Shopping Centre
- Clongriffin DART/Train Station
- M50 and M1 on your doorstep

**In the environs Malahide Castle, Portmarnock Hotel and Golf Links, Portmarnock beach and the popular coastal village of Howth all offer a host of recreational amenities for residents to avail of.**

- Malahide Castle
- Portmarnock Hotel and Golf Links
- Howth Harbour
THE DEVELOPMENT OPPORTUNITY COMPRISSES 3 SITES CONVENIENTLY LOCATED WITHIN NORTHERN CROSS WHICH EXTEND TO 2.92 ACRES (1.18 HECTARES) APPROX.

SITE A
Site A extends to approx. 0.97 acres (0.39 hectares) and is located to the rear of Bewley's. This site offers development potential for a wide range of uses and also presents purchasers with a viable open space requirement solution opening up the possibilities of increased density on the other 2 sites.

SITE 2
Site 2 extends to approx. 1.39 acres (0.56 hectares) and is centrally located in the scheme overlooking a mature landscaped park. The site had planning permission for a block of 92 apartments over ground floor retail (Reg Ref 2200/07) which has since expired however, a similar style scheme could be achieved, subject to planning.

SITE C
Site C extends to approx. 0.56 acres (0.22 hectares) and is located in the north east corner of the scheme this regular shaped site has excellent profile and fronts the Malahide Road. This site presents the opportunity for a “bookmark” style development for the frontage to the existing development, subject to planning.
These sites are located within a Strategic Development and Regeneration Area under the current Dublin City Council Development Plan. The area has been identified as a Key District Centre which will act as a central hub for the hinterland and will result in healthy levels of development in the short, medium and long term.

Development objectives include

× Creating a highly sustainable mixed use urban district based around high quality public transport nodes.

× Achieving sufficient density to sustain efficient public transport networks and a viable mix of uses and community facilities.

Development is nearing completion at two large residential schemes at Belmayne and Clongriffin, while the adjoining property at Belcamp has recently been granted permission for another large scale predominantly residential scheme.

Infrastructure in the area is due to be upgraded with a new ring road proposed linking the Malahide Road and the R139 at the junction of Malahide Road and Grange Road, which will surround Northern Cross, and will also substantially enhance the profile of the three sites.

Also proposed is the creation of a town centre at ClareHall shopping centre which will further improve the retail offering in the area.

This significant development opportunity presents purchasers with the chance to complete a firmly established mixed use scheme in an area which is currently experiencing high volumes of construction, improvements to infrastructure and a large scale regeneration project.
The three sites will be sold by way of 500 year lease and are available for sale by private treaty in 4 lots as follows;
Lot 1 Site A - 0.97 acres | Lot 2 Site 2 - 1.39 acres | Lot 3 Site C - 0.56 acres | Lot 4 The entire - 2.92 acres.

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