

For Sale By Private Treaty

Offers in excess of: €675,000

Prime Development Site
for 10 City Centre Residential Units



Usher's Island

10 Usher's Island & 32 Island Street, Dublin 8

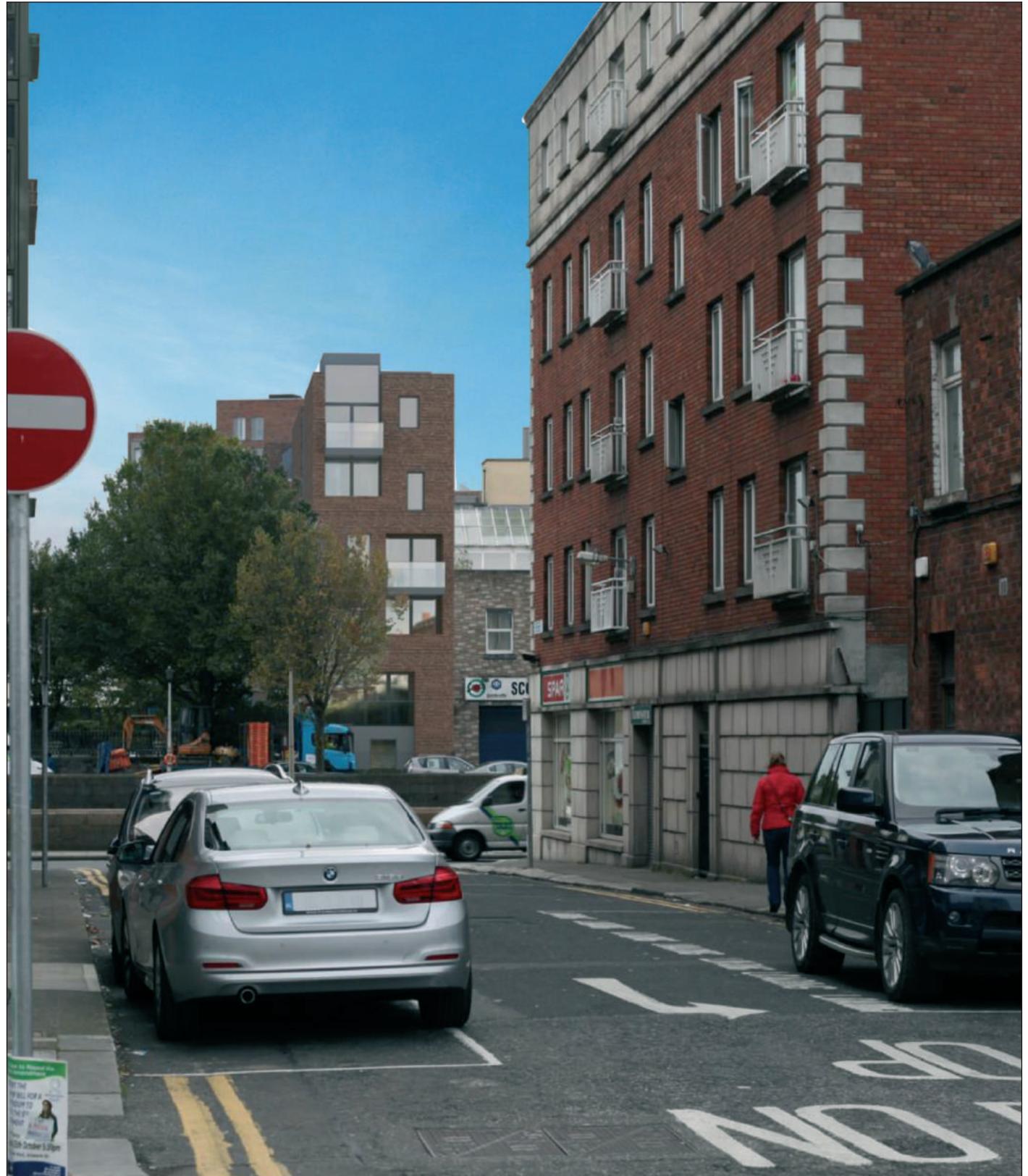
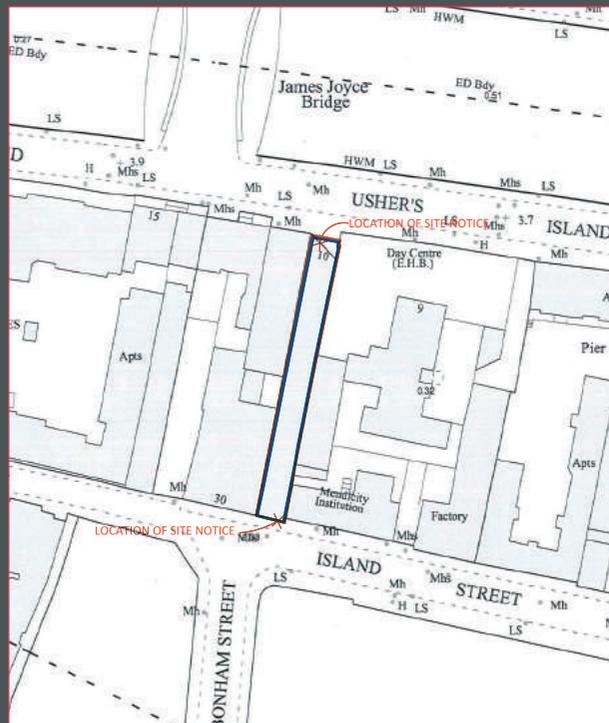
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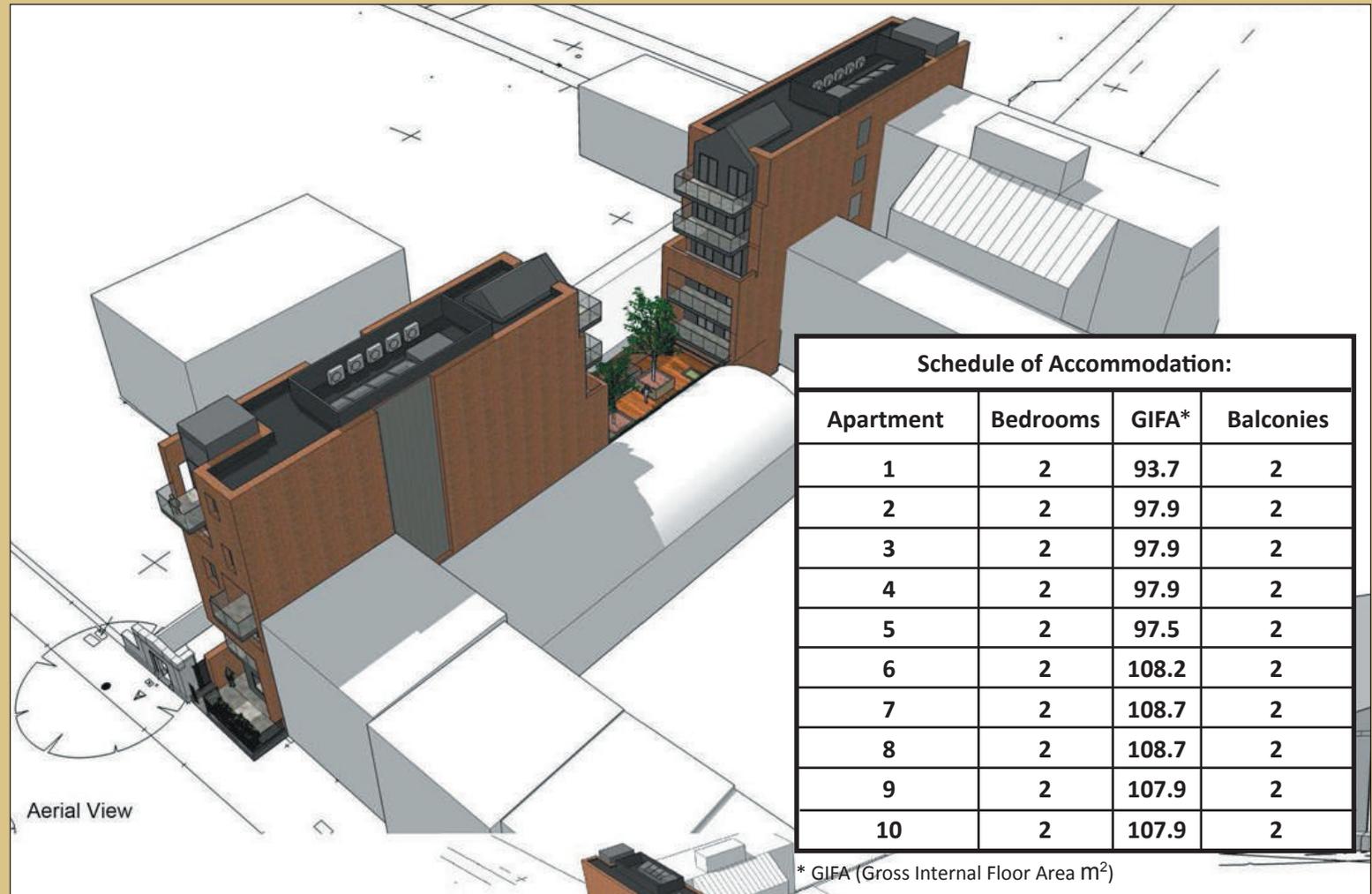
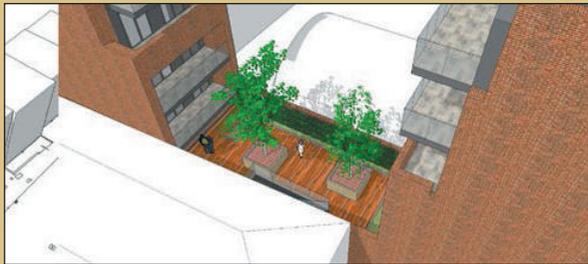
Location is everything where property is concerned and this development site has the most enviable benefit of being located along the prestigious South Quays of the River Liffey, Dublin 8, opposite the Four Courts in Dublin City Centre. The city centre location of the site is quite unique, being located within minutes of a host of local amenities, Heuston Station, St. James' Hospital, the Four Courts, LUAS line and Trinity College.

The property extends to 0.11 Acres and enjoys dual frontage onto both Usher's Island and Island Street, overlooking the very attractive James Joyce Bridge to the northern boundary.

O.S. Map



Facade View From Queen Street



Schedule of Accommodation:

Apartment	Bedrooms	GIFA*	Balconies
1	2	93.7	2
2	2	97.9	2
3	2	97.9	2
4	2	97.9	2
5	2	97.5	2
6	2	108.2	2
7	2	108.7	2
8	2	108.7	2
9	2	107.9	2
10	2	107.9	2

* GIFA (Gross Internal Floor Area m²)



The planning permission history (Dublin City Council) is as follows:

Planning reference: 0300/16

Social Housing Exemption Certificate granted on 5th September 2016
(10 x 2 bed apartments in 2no. six storey blocks)

Planning reference: 3503/16

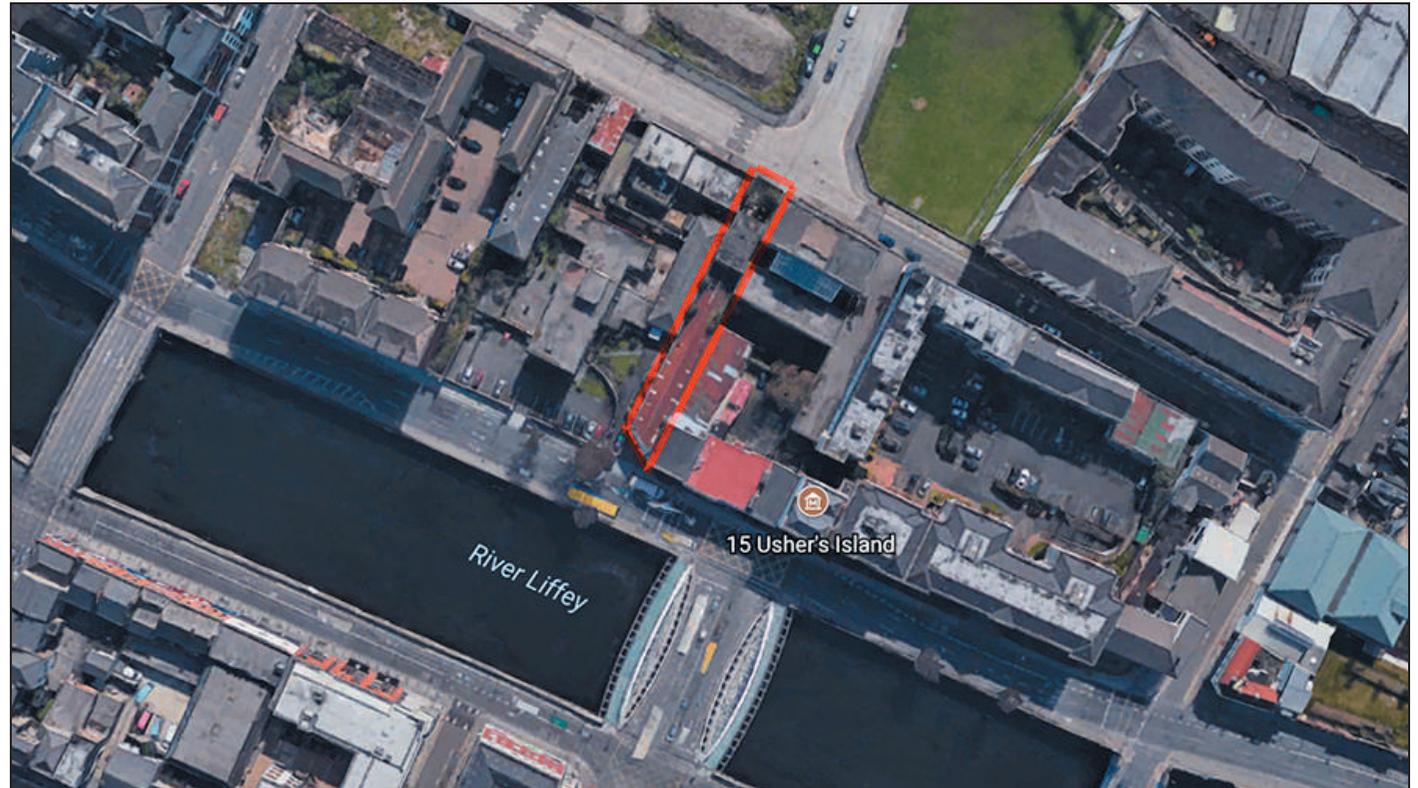
The proposed development consists of construction of 10 x 2 bedroom extra spacious apartments with balconies in two six storey blocks

Planning permission was granted on 16th May 2017 for 9 x 2 bedroom apartments (Dublin City Council ordered that one apartment facing Usher's Island be omitted)

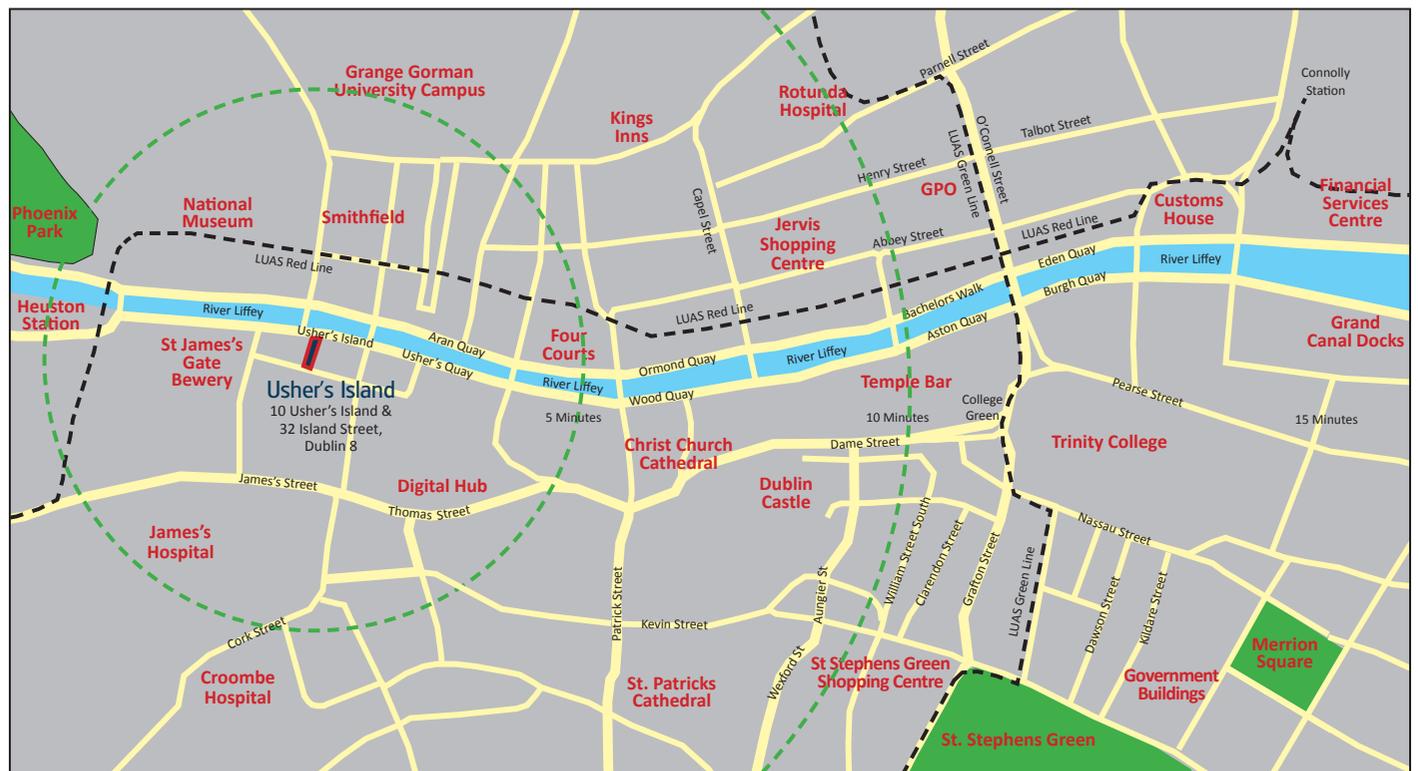
Planning reference: 3466/17

Alterations to development as permitted under Planning reference 3503/16 consisting of one additional storey to the permitted six storey rear (southern) block onto Island Street to accommodate one additional apartment.
(2 bed-107.9 sq.m)

Planning Status: Decision due late September 2017



Aerial View



City Centre



Grafton Street



Trinity College



Christ Church



O'Connell Street

Features:

- Unrivalled opportunity to develop a scheme of high quality extra spacious apartments.
- Potential to generate significant income in the rental and or sales market.
- A truly unique city centre established setting along the South Quays in Dublin 8.
- Accessibility to a host of amenities, LUAS, Heuston Station, St. James' Hospital.
- Special storage units with cycle parking for each apartment.
- Communal facilities.
- Fantastic raised courtyard garden at first floor level.



LUAS



The Four Courts



Temple Bar



Dublin Castle



Grand Canal Docks



Wicklow Street



St. James's Hospital



Central Bank

Viewings: Strictly by appointment with the sole agent.

Offers in excess of: €675,000

Negotiator: Richard Mullan

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Halfpenny Bridge



Guinness