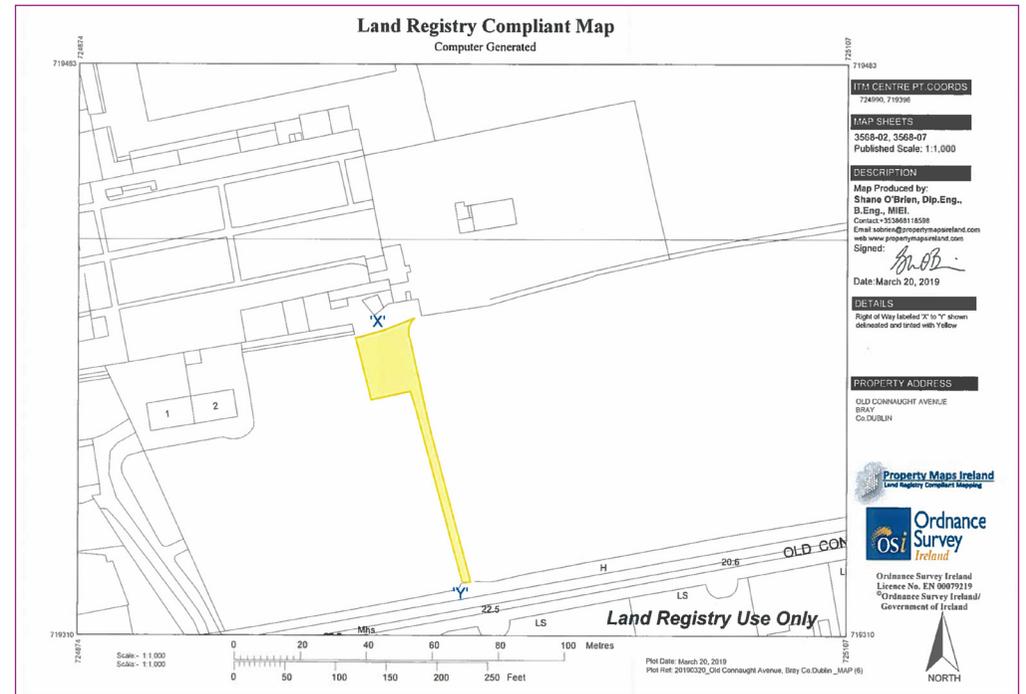
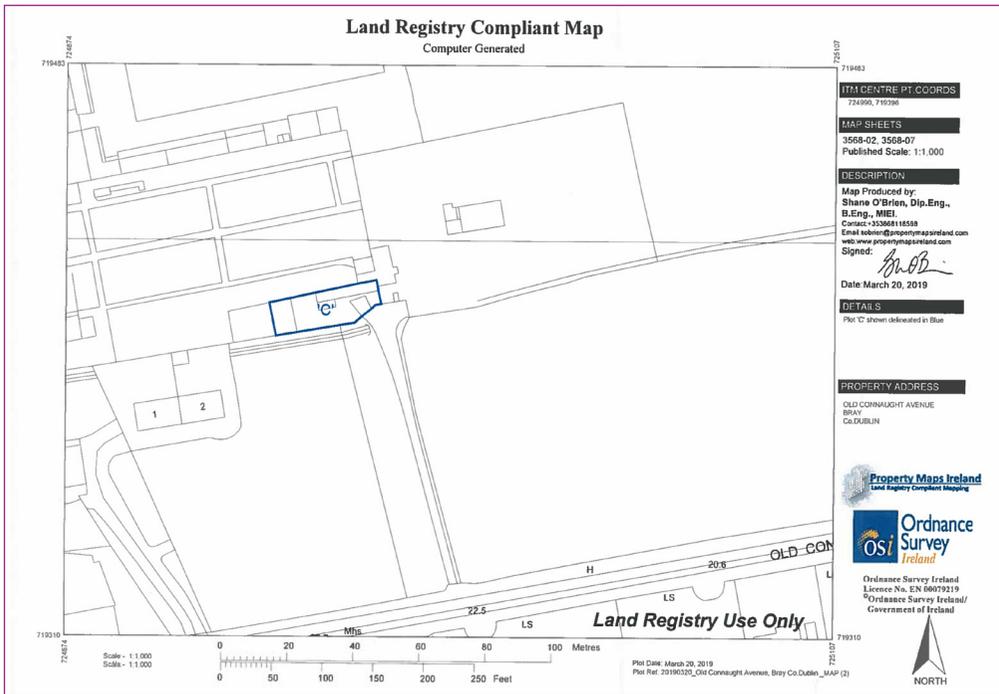
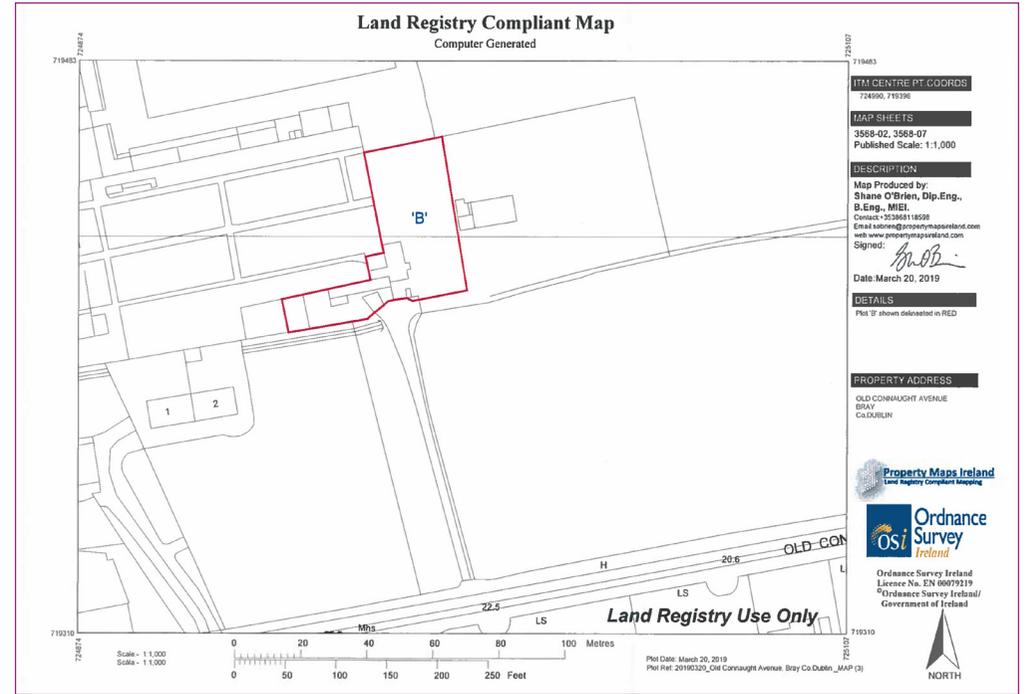
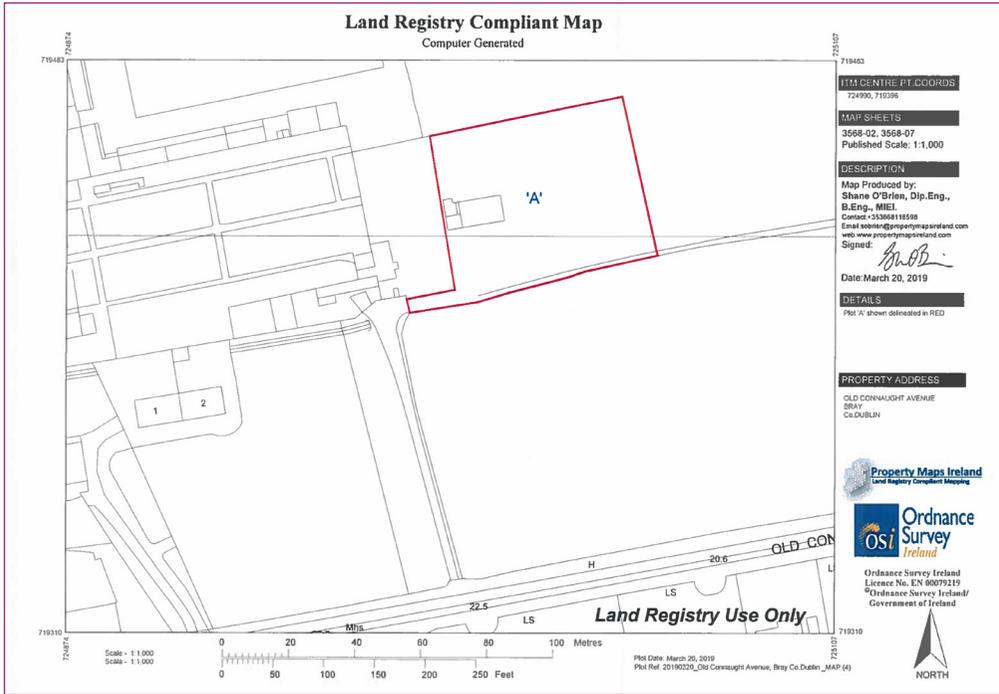




The Gardens, The Garden Mews, and The Orchard,
Old Connaught Avenue, Bray, Co. Wicklow. A98TO24

Beirne
& Wise



The Gardens, The Garden Mews, and The Orchard, Old Connaught Avenue, Bray, Co. Wicklow. A98TO24

For Sale by Private Treaty

Excellent residential development opportunity (SPP)

Asset Overview

Old Connaught Avenue is an established, residential location located on the Dublin side of Bray. This site extends to 0.4411 hectares/1.09 acres approximately, there is development potential for a residential scheme on this site, and it is an excellent residential development opportunity (subject to planning permission). The highly desirable location is much sought after; it is within close proximity to Bray Town, and within easy access of Dublin City Centre and beyond; there is a range of public transport services including the Dart, bus routes, and soon to be Luas line. It is within close proximity of the N/M11, and M50 motorways. Local amenities include; Bray seafront and promenade, Dun Laoghaire Golf Club, Woodbrook Golf Club, Festina Lente Gardens and Equestrian Centre, Brennanstown Riding School, and the Kilruddery Estate.

Location

Bray is the largest town in Co. Wicklow, the subject site is ideally located on Old Connaught Avenue on the Dublin side of Bray Town. The area of Old Connaught Avenue is defined by mainly residential developments and one-off housing, with the majority of units consisting of two storeys.

Description

The subject site extends to 0.4411 hectares/1.09 acres, and is currently occupied by three residential properties, these are currently in use as private residences.

A. The Orchard A98YD25

The Orchard is a detached bungalow comprising of a hall, living room, open plan kitchen/dining/family room, sunroom, three bedrooms (1 en suite), and a bathroom, (129sq.m approx.).

BER D1. BER No. 115047540. Output. 245.73 kWh/m²/yr

B. The Gardens A98TO24

The Gardens is a two storey detached property, it comprises of a hall, living room, family room, kitchen/breakfast room, study, guest w.c., three bedrooms and a bathroom, (162sq.m approx.).

BER D2. BER No. 115047524. Output. 271.12 kWh/m²/yr

C. The Garden Mews A98R5DO

The mews is a one storey building comprising of a kitchen, living room, dining room, sunroom, wet room and one bedroom, (52sq.m approx.)

BER G. BER No. 115047508. Output. 483.6 kWh/m²/yr

Transport

Dart/rail line, quality bus services and routes, and the planned Luas line extension.

Zoning

The subject site is zoned 'Objective A1-Residential' under the Dun Laoghaire-Rathdown Development Plan 2016-2022, with an 'aim to provide for new residential communities in accordance with approved Local Area Plans.

Services

We understand that mains water services are available to the three properties. The sewage is as follows; The Gardens and Garden Mews have a biocycle, and The Orchard a septic tank. Interested parties are advised to satisfy themselves as to the availability of these services.

Title

We understand the properties are held Freehold.

Solicitor

Mr John O'Beirne, Cullen Tyrell & O'Beirne Solicitors LLP
3 Prince of Wales Terrace, Bray, Co. Wicklow, A98Y286

T: 01 2746700

E: john@cullentyrrell.ie



Beirne
& Wise

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. PSRA Licence No. 001293.