



**6.6 ACRES
SANDYMOUNT
DUBLIN 4**

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Superb location in one of Dublin's most desirable residential locations



LOCATION

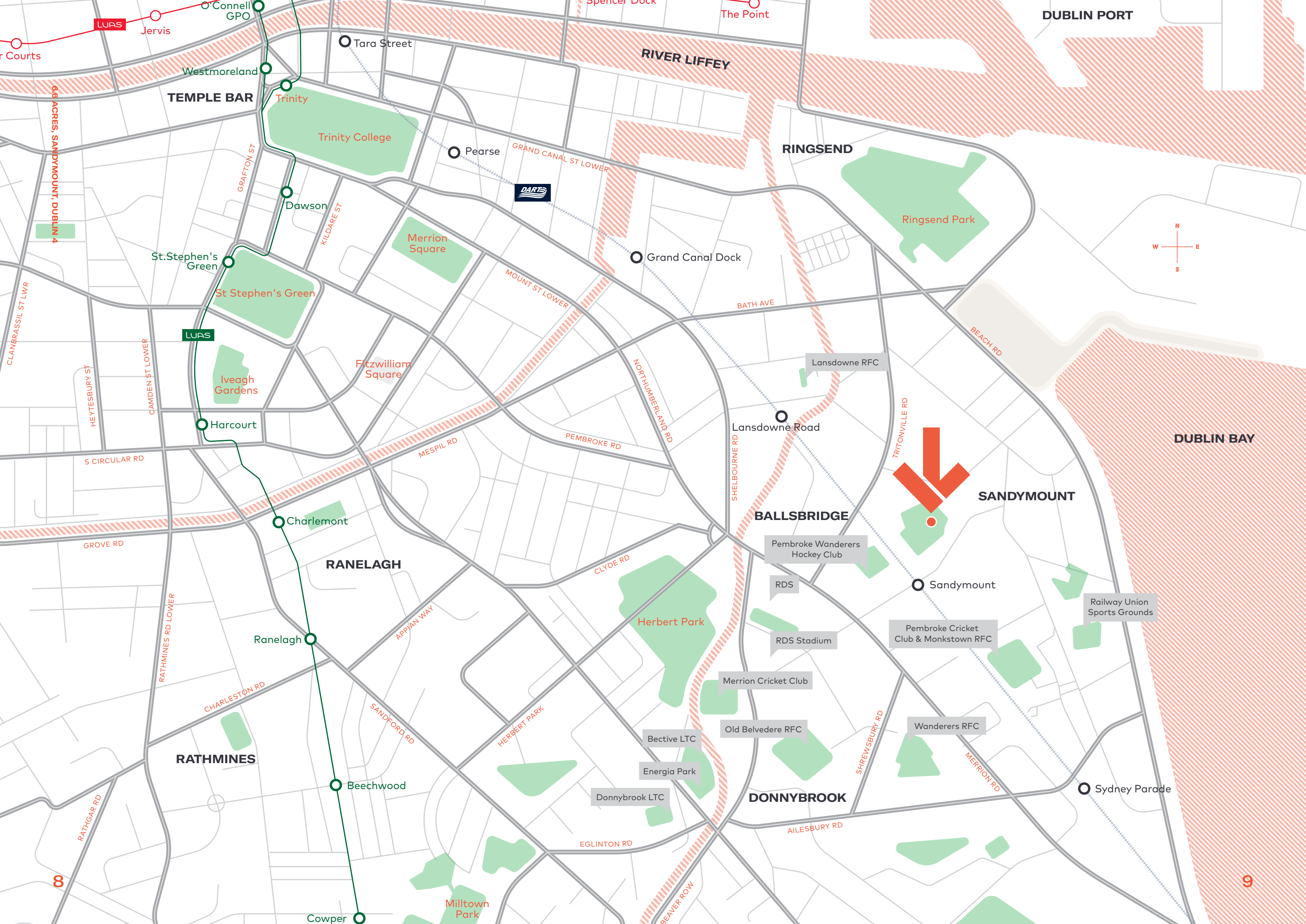
Sandymount is one of Dublin's most sought after residential locations, benefiting from its coastal location and Sandymount Strand with easy access to Sandymount Village, Ballsbridge and a short distance from both Grand Canal Dock and Dublin City Centre with all of its accompanying extensive retail and leisure facilities.

The immediate area of Sandymount is primarily a residential suburb and comprises of a range of building types from two storey terraced houses fronting onto Strand Road and larger semi-detached dwellings and modern residential apartment blocks. A number of commercial occupiers are also situated within the immediate area, with retailers and other commercial occupiers located primarily in Sandymount village. Sandymount Village has gained a reputation for having a wealth of high-quality shopping and dining experiences marked by a friendly, local feel.

The property is situated on the southern side of Claremont Road approx 200 m west of Sandymount Village and approximately 3.0 km south east of Dublin City Centre

There is excellent public transport to and from the city centre and surrounding suburbs, which is provided by the DART at Sandymount DART station and Dublin Bus, which operates along Strand Road.





DESCRIPTION

The lands comprise an irregular shaped site measuring approximately 2.67 Ha (6.6 Ac). The lands are accessed from Claremont Road via an internal access road which is shared with the adjoining "The Willows" Apartment complex.

The site comprises a large surface car park with parking for approximately 40 cars adjoining the YMCA Gym (a modern 2-storey facility constructed in 2001) and opens out into the large expansive site comprising playing pitches and all-weather hockey pitches all on 2.67 Ha (6.6 Ac).

The site is bordered to the North, East and South by existing residential and by the Enable Ireland Sandymount Services on Sandymount Avenue which back onto the lands.





ACCOMMODATION

The accommodation for the YMCA Gym comprises as follows:

	SQ M GIA	SQ FT GIA
YMCA Gym (2-Storey)	427	4,596

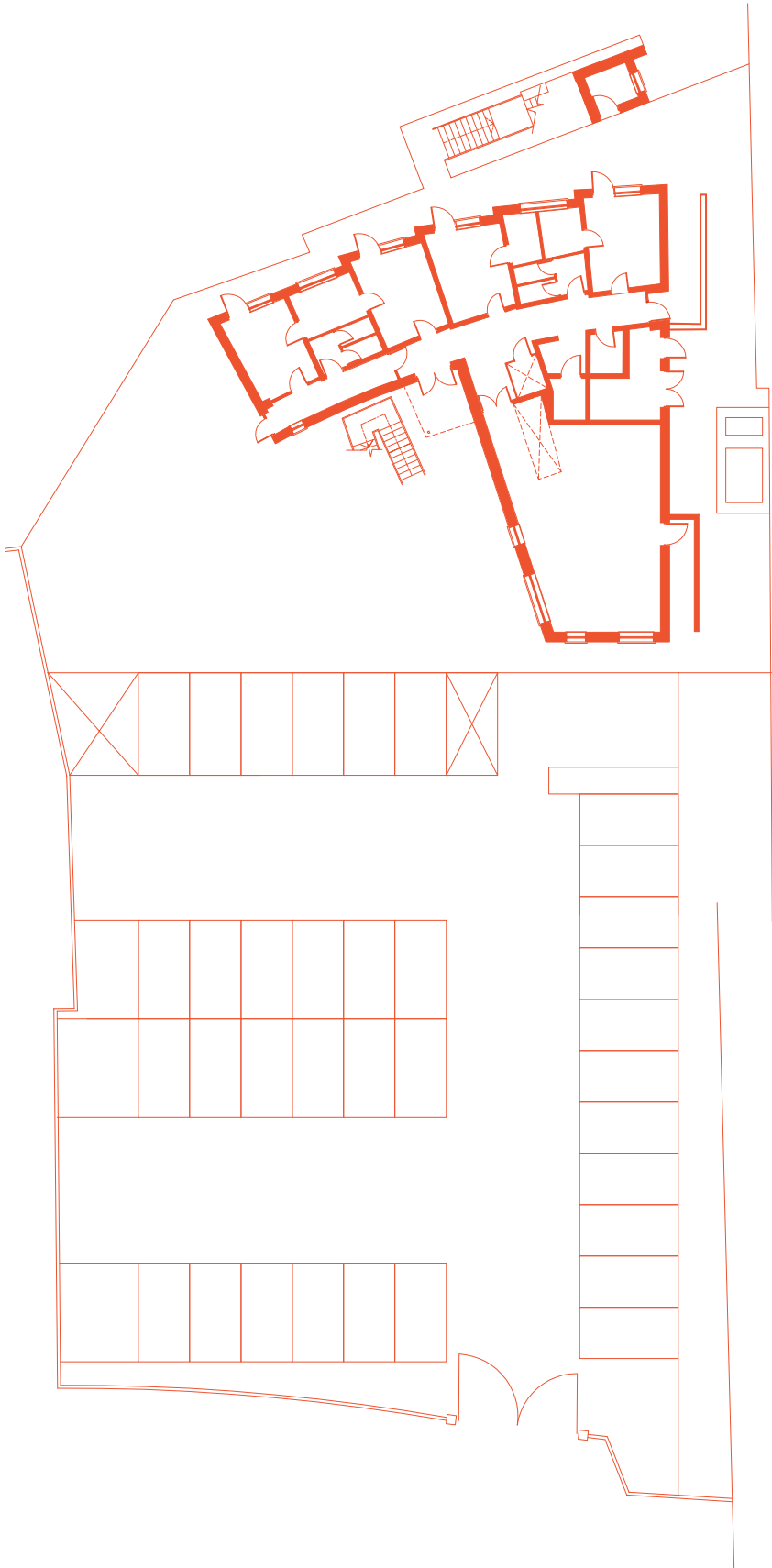
Ground Floor Plan



First Floor Plan



Site Layout Plan



DEVELOPMENT POTENTIAL

This is one of the finest development opportunities to be offered for sale in Sandymount in recent years.

The property offers a variety of options from a development point of view, most notably an exclusive residential housing or apartment development, or a combination of both (subject to the necessary planning permission).





ABOUT THE YMCA

YMCA Dublin is a Registered Charity providing a range of services for disadvantaged young people. We work creatively and with integrity with staff, volunteers, young people, and communities to deliver the very best for children, youth, and their families.

Built on a Social Enterprise model, all income generated goes directly back into funding projects like; Youth work, Youth cafe, PlusOne Mentoring, Community work, Community childcare and Housing for young people.

Since 1849 our approach has been to work through Mind, Body and Spirit in order that young people develop the skills, experiences, relationships and behaviours for healthy, confident and successful futures. Our vision is that everyone should have the opportunity to belong to healthy, confident, secure and connected communities.

The YMCA Intends to use the proceeds of sale to develop new Community Hubs and expand our Youthwork programmes as per our strategic plan. These Hubs will be based across Dublin and be deliberate planned spaces that will help us to have a transformative impact on young lives in their communities. Community Hubs are spaces where we can combine programming for young people with complimentary social enterprise activities to ensure their sustainability.



THE OPPORTUNITY

The sale of YMCA Sandymount provides a unique opportunity to acquire a superb development site and commercial building within one of the most desired residential locations in Dublin.

Potential purchasers are being asked to offer on the entire with vacant possession being provided.



FUTHER INFORMATION

Title

The entire property is held freehold. Further details relating to title are available on the Data Room.

Method Of Sale

The property is for sale by private treaty. The specific details on the sales process, the legal documents and other details are available on request from Savills.

Further Information And Viewings

Further information is available upon request. Viewings are to be arranged strictly by appointment through Savills.

BER Ratings

BER information is available in the data room.

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