



47 RANELAGH ROAD



47 RANELAGH ROAD, RANELAGH, DUBLIN 6
FOR SALE BY PRIVATE TREATY



QRE REAL ESTATE
ADVISERS



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Executive Summary

- Superbly located residential development opportunity (SPP)
- Infill site extending to approximately 0.3 acres (0.12 hectares)
- Zoned Z2 “To protect and/or improve the amenities of residential conservation areas”
- Existing office building with creche accommodation on site (approx. 334 sq. m/ 3,600 sq. ft)
- Feasibility study demonstrates the potential for a Residential Scheme of 17 apartments
- Vacant possession
- Guide Price €2,250,000

Location

Ranelagh is an affluent residential suburb on the southside of Dublin City. The area lies to the south of the Grand Canal and borders the popular villages of Rathmines, Milltown and Ballsbridge. The subject property is located along the main Ranelagh Road to the north of the village, approximately 1.6km from St Stephens Green. The location is immediately adjacent to the Luas bridge.

Ranelagh provides for a host of shops, cafes, bars and restaurants with occupiers including Supervalu, AIB, Ulster Bank, Meaghers Pharmacy, The Exchequer and Lidl. The area also provides for a range of schools including Ranelagh Multi Denominational School, Sandford Park and Muckross Park.



Transport

The subject property is located immediately adjacent to the Ranelagh Luas Stop which serves the City Centre and surrounding suburbs. The property also fronts onto a QBC which is served by several Dublin Bus routes.



Luas
on doorstep



Dublin Bus
on doorstep



Dublin City Bikes
8 minute walk



City Centre
15 minute walk



Existing Building

The property comprises a detached mixed use building arranged to provide office accommodation on the ground and first floors, with creche accommodation on the lower ground floor. The building extends to approximately 3600 sq. ft in total, which can be broken down as follows:

- Lower Ground Floor: 2,400 sq. ft
(Main Building 600 sq. ft/ extension 1,800 sq. ft)
- Ground Floor: 600 sq. ft
- First Floor: 600 sq. ft

Site

The site is broadly rectangular in shape and extends to approximately 0.3 acres. The site benefits from 17.8m of road frontage along Ranelagh Road and adjoins the Luas Green line to the rear.

Zoning

The property is situated in an area zoned Z2 -\”To protect and/ or improve the amenities of residential conservation areas\” under the Dublin City Development Plan 2016 - 2022.



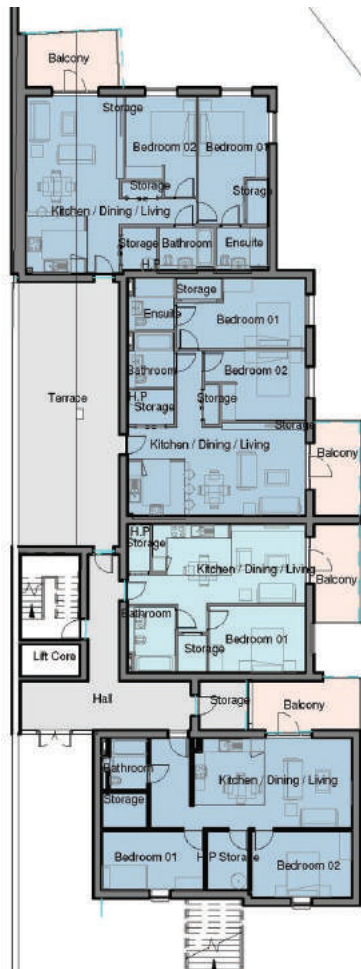
Feasibility Study:

Reddy Architecture Urbanism have reviewed the site and believe that this site has the potential to achieve a 17 Unit Residential Development, with 3 no. Units within the existing building and 14 no. Units in a new 5 storey block replacing the existing creche building.

Unit	Floor	Beds	Sq. m	Sq. ft
apt 1	Lower Ground	1 bed	47.8	514.51
apt 2	Lower Ground	2 bed	70	753.47
apt 3	Lower Ground	2 bed	77.5	834.2
apt 4	Lower Ground	2 bed	77.5	834.2
apt 5	Ground	1 bed	47.8	514.51
apt 6	Ground	2 bed	70	753.47
apt 7	Ground	2 bed	77.5	834.2
apt 8	Ground	2 bed	77.5	834.2
apt 9	First	1 bed	47.8	514.51
apt10	First	2 bed	70	753.47
apt 11	First	2 bed	77.5	834.2
apt 12	First	2 bed	77.5	834.2
apt 13	Second	1 bed	47.8	514.51
apt 14	Second	2 bed	77.5	834.2
apt 15	Second	2 bed	77.5	834.2
apt 16	Third	1 bed	47.8	514.51
apt 17	Third	2 bed	77.5	834.2
			1,146.50	12,340.81

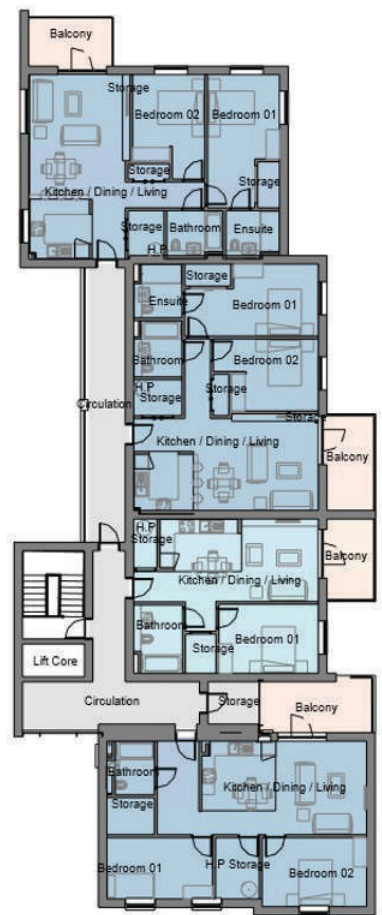
Lower Ground Floor Plan

39.03 sq. m (420 sq. ft) NIA



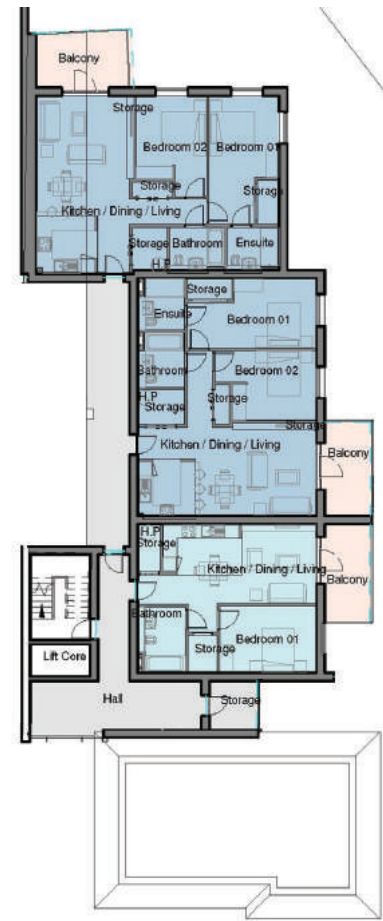
Ground & First Floor Plan

129.68 sq. m (1,396 sq. ft) NIA

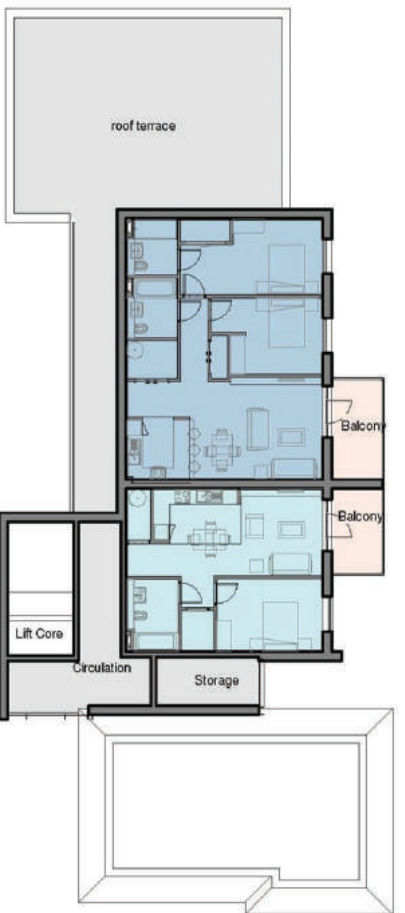


Second Floor Plan

103.87 sq. m (1,118 sq. ft) NIA



Third Floor Plan



Contacts & Further Information

Guide Price

€2,250,000

VAT

Please refer to the agent

Title

Freehold

BER



BER No.: 800708943

Energy Performance Indicator: 624.22 kWh/m2/yr

Viewings

All viewings are strictly by appointment through the sole selling agent QRE

Contact

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