

FOR SALE BY PRIVATE TREATY

CHERRYWOOD
PLOTS M3A & M5

CHERRYWOOD, CO. DUBLIN



DEVELOPMENT OVERVIEW



Two development opportunities situated within Cherrywood Strategic Development Zone (SDZ)



Includes two sites zoned residential.



Combined total of approx. 1.26Ha (3.11 Acres)



Strategic sites with excellent profile within Cherrywood SDZ



Unrivalled accessibility – M50 Motorway, N11 Dual Carriageway & Green Luas Line



A feasibility has been prepared showing the potential for 80 residential units or number of nursing home beds

TRANSPORT LINKS



CAR

Strategically located between Junction 16 of the M50 motorway and the N11 dual carriageway, Cherrywood is easily accessible by car. Dublin City Centre is a 25 minute journey while Dublin Airport is approximately 35 minutes, and Dublin Port approximately 40 minutes.



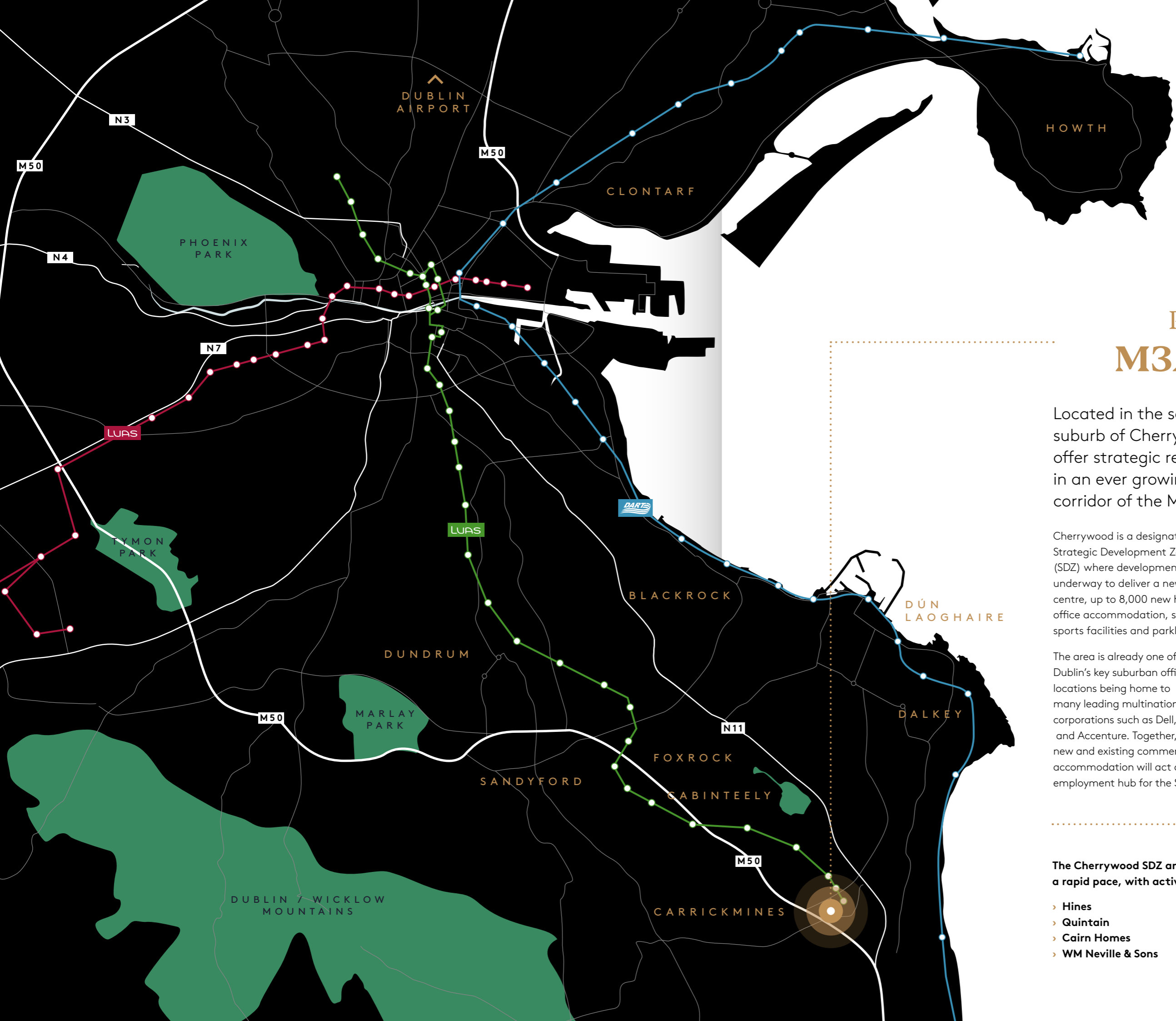
LUAS

Excellent public transport links serve the area with the Green Luas line running directly through Cherrywood with a total of 4 stops serving the SDZ. Travel time to the City Centre is approximately 25 minutes with peak time trams running every 5 minutes.



BUS

Numerous Dublin Bus routes serve the area and offer accessibility to the City Centre, Dun Laoghaire, Bray and Shankill in addition to other destinations in the surrounding area. The N11 dual carriageway is one of Dublin's key bus corridors.



PLOTS M3A & M5

Located in the south eastern Dublin suburb of Cherrywood, the subject sites offer strategic residential opportunities in an ever growing suburb on the south corridor of the M50.

Cherrywood is a designated Strategic Development Zone (SDZ) where development is underway to deliver a new town centre, up to 8,000 new homes, office accommodation, schools, sports facilities and parkland.

The area is already one of Dublin's key suburban office locations being home to many leading multinational corporations such as Dell, Aviva and Accenture. Together, the new and existing commercial accommodation will act as an employment hub for the SDZ.

The subject sites are positioned along the western boundary of Cherrywood meaning each one takes a high profile position off the M50 motorway.

Cherrywood has excellent accessibility with 4 green line Luas stops and numerous Dublin Bus routes providing access to Dublin City Centre within approx. 25 minutes. Access is further enhanced by its proximity to the N11 dual carriageway and M50 motorway which link directly to Dublin City Centre and main national roads.

The Cherrywood SDZ and wider Cherrywood area is evolving at a rapid pace, with active developers in the areas including:

- › Hines
- › Quintain
- › Cairn Homes
- › WM Neville & Sons
- › Spear Street Capital
- › Lioncor
- › Ronan Group Real Estate
- › Tudor Homes

THE OPPORTUNITY

The opportunity comprises of two subject sites approx. 1.43 and 1.68 acres respectively both zoned RES2 and RES3.

Substantial infrastructure and services have already been delivered in Cherrywood which has fast tracked development within the SDZ. This momentum now means that Cherrywood will witness significant growth in the short to medium term which will benefit the subject lands and future uses.

Development within the overall area of the Cherrywood Planning Scheme is subject to sequencing and phasing requirements, and the phasing of subject lands are detailed within this document.

The following schedule sets out the properties included in this landholding:

PLOT	HECTARES	ACRES	ZONING
M3A	0.58	1.43	Residential RES3
M5	0.68	1.68	Residential RES2
TOTAL	1.26	3.11	



M3A

Current Zoning

Residential RES3. Permitted uses include Residential, with Nursing Home use permissible also.

The Planning Scheme parameters for the RES3 plot are as follows: -

Building Height 2-5 storeys

Density 65-100 units/ha

Unit Mix Max. 20% 1 bed / 40-60%
2 bed / 20-40% 3 bed

Parking 0.9 for 1 bed / 1.2 for
2 bed / 1.4 for 3 bed

The Building Height and Density Amendment (Amendment No. 8) submitted to An Bord Pleanála in June 2021 proposed to increase the density range on this plot to 65-145 units/hectare.

Location within SDZ

Western side of SDZ. Adjoins future proposed road (Beckett Road). Will have frontage onto Beckett Road when complete.

Access

Plot M3a is accessed via Bishops Street which is fully constructed.



Schedule of Accomodation

PLOT	DUPLEX BLOCK A (3 STOREY)	DUPLEX BLOCK B (4 STOREY)	DUPLEX BLOCK C (3 TO 4 STOREY)	DUPLEX BLOCK D (4 STOREY)	DUPLEX BLOCK E (4 STOREY)	UNITS
1 Bed Apartment (GR Floor)		2	2	2	2	12
1 Bed Apartment (1st Floor)				2	2	
2 Bed Apartment	6	1	4			15
2 Bed Duplex Apartment (2nd and 3rd Floor)				2	2	13
3 Bed Duplex Apartment (2nd and 3rd Floor)	6	3	4			
TOTAL	12	6	10	6	6	40

Total number of parking spaces 40 (1 per unit)

M5

Zoning

Residential RES2. Permitted uses include Residential, with Nursing Home use permissible also.

The Planning Scheme parameters for the RES2 plot are as follows:-

Building Height 2 to 5

Density 45-75 units/HA

Unit Mix PD3 applies (i.e. Predominantly own door units with higher density fronting Castle Street)

Parking 43 Car Parking Spaces

The Planning Scheme requires access from Castle Street which means that this must be integrated with the remainder of the plot in Quintain ownership (ref DZ21A/1085).

Other requirements of the Planning Scheme include the pedestrian cycle connection from Lehaunstown Lane to Bishop Street/Beckett Road and a landscaped berm to be incorporated to Beckett Road.

The Building Height and Density Amendment (Amendment No. 8) submitted to An Bord Pleanála in June 2021 proposed to increase the density range on this plot to 45 – 75 units/hectare. There is also a provision for increased building height (+1 storey) on the Bishop Street frontage. An Bord Pleanála will determine this Amendment by end 2021. **Location within SDZ** Western side of SDZ. Adjoins future proposed road (Beckett Road). Will have frontage onto Beckett Road when complete.

Access

Via an internal estate road which is yet to be completed.



Schedule of Accomodation

UNITS		
Back-2-Back	3 Bed	8
Duplex Unit Type 1A	3 Bed	6
Duplex Unit Type 1B	3 Bed	6
Duplex Unit Type 2A	1 Bed	10
Duplex Unit Type 2B	3 Bed	10
TOTAL		40

Total number of parking spaces 43

SEQUENCING & PHASING

Development within the overall area of the Cherrywood Planning Scheme is subject to sequencing and phasing requirements.

3 Growth Areas (GA) are identified in the Planning Scheme, incorporating 8 Development Areas (DA) as illustrated.

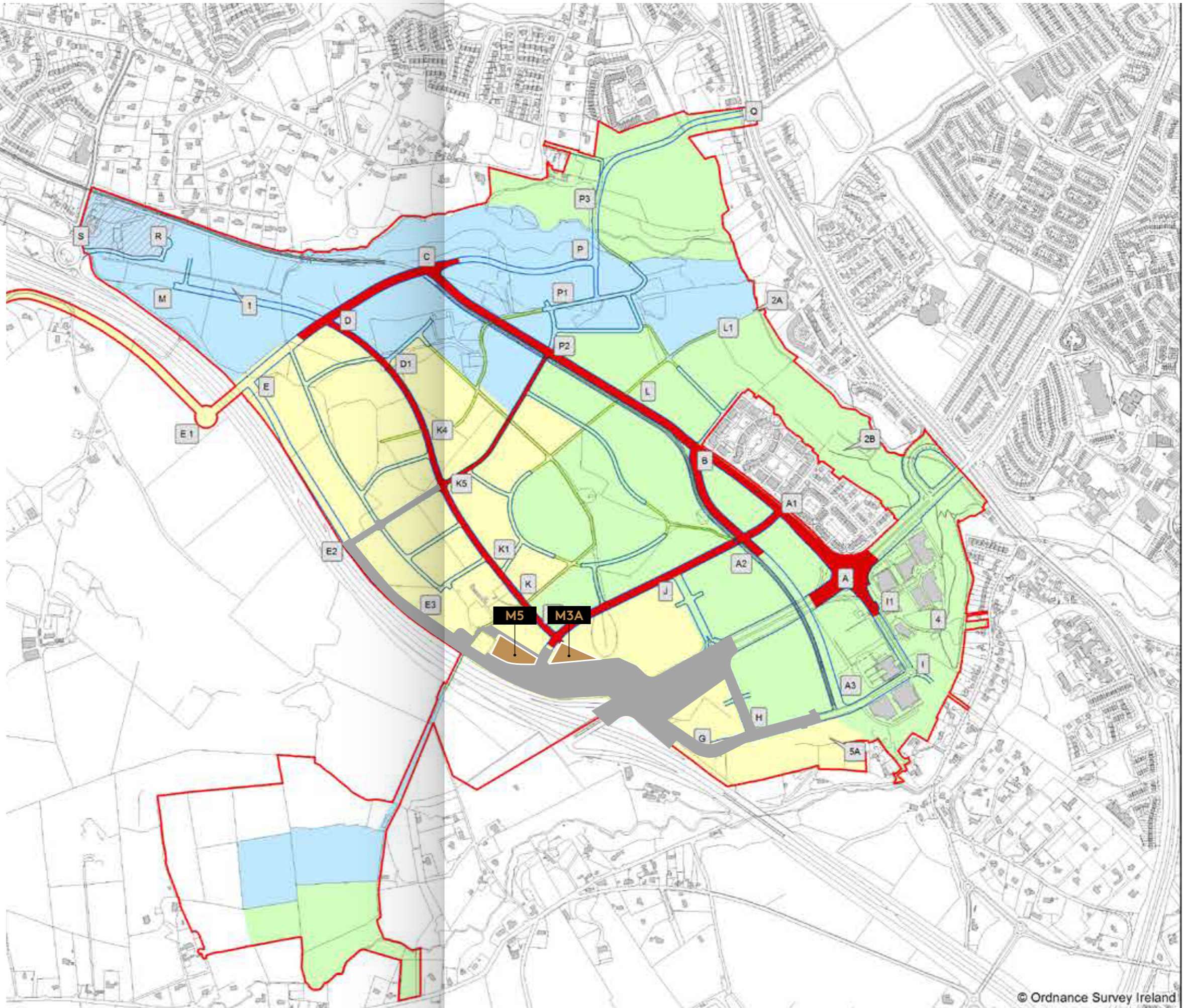
Development in Growth Area 3 requires the completion of Beckett Road. 'However, DLRCC have utilised the flexibility available to them in the planning scheme by granting planning permission for 65 number residential units on the adjoining plot M4 in December 2022'

BECKETT ROAD CONSTRUCTION

Beckett Road was granted planning permission (ref DZ21A/1017) in Q4 2022. Dun Laoghaire Rathdown County Council have successfully applied for Urban Regeneration Development Funding (URDF) for the construction of Beckett Road and will be responsible for it's delivery. Construction is due to commence in 2024.

- The Sites
- Beckett Road Alignment

For illustrative purposes only.



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FURTHER INFORMATION

TITLE

We have been advised that the property is held freehold.

VIEWINGS

Viewings are to be arranged strictly by appointment through the sole selling agent Savills.

SELLING AGENT



Savills

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SOLICITOR

The Mason Hayes & Curran logo features a solid blue square with the text "MASON HAYES & CURRAN" in white, uppercase, sans-serif font, centered within the square.

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