

FOR SALE BY PRIVATE TREATY

Prime Development / Investment Opportunity (S.P.P.)

# CIRCLE K

Donnybrook Road, Dublin 4



Excellent Planning Precedent  
Short Term Income of €165,000 pa  
Signed Deed of Renunciation in place

BER B3

# Development / Investment Summary




 High profile development site extending to **0.32 acres (0.13 ha)**

 Prime, affluent, **South Dublin location**

 **Excellent planning precedent**


 Potential for **143 bed hotel** or **170 bed student accommodation** scheme over 7 storeys (SPP)

 **Z4 Zoning** - PBSA, hotel and residential uses permissible / open for consideration

 **Convenient connectivity** to Dublin's CBD and third level institutions

 **UCD Campus** with 38,000 students 3 bus stops away

 Option to extend Circle K Licence Agreement to **31st March 2026**

 Rental income of **€165,000 per annum**

 **Deed of Renunciation** agreed with licensee

# Location

The property is situated in Donnybrook, approximately 4km south of Dublin City Centre. Donnybrook is an affluent suburb on the fringe of the south city centre and is regarded as one of Dublin's most sought-after residential addresses.

The village is adjacent to Dublin City Centre, Ballsbridge, Ranelagh and the Dublin Docklands, and boasts excellent connectivity situated within easy reach of Dublin's main employment hubs. The area enjoys a wide variety of social and sporting amenities with many cafes, bars, restaurants, fitness centres and sports clubs as well as Herbert Park and the Dodder River Greenway. On the Doorstep of Ballsbridge, the broader area is home to a number of Embassies.

The immediate surrounding area is a mixed high end residential and commercial location including private family residences and commercial developments.



## EXCELLENT CONNECTIVITY

Prominently positioned overlooking the N11 / Donnybrook Road, the property benefits from excellent Dublin Bus connectivity along one of Dublin's primary transport corridors. Further the development benefits from Rail, Light Rail and cycle routes nearby.



**BUS SERVICES OPERATING** Several Dublin Bus routes including the 7B, 7D, 11B, 39A and 116 serve the area on the Donnybrook Road. The Dublin Bus network covers all of Dublin City and suburbs in addition a number of nearby commuter towns.



**LUAS** The closest LUAS station is approximately 2.1km to the west of the property at the Cowper LUAS stop. The Green line runs from Brides Glen in the south-eastern Dublin suburbs through Sandyford Business District and Dublin City before terminating at Broombridge in the north City Centre.



**DART** Sydney Parade, which facilitates both the DART and the Dublin-Dundalk commuter train, is located approximately 1.5km to the east. Trains serving this station can be as frequent as every eight minutes.



**AIRPORT SERVICE** Aircoach, which is an Irish based subsidiary of First Group, provides an express coach service to Dublin Airport. The nearest Aircoach stop is located directly outside of the subject asset.

# The Property

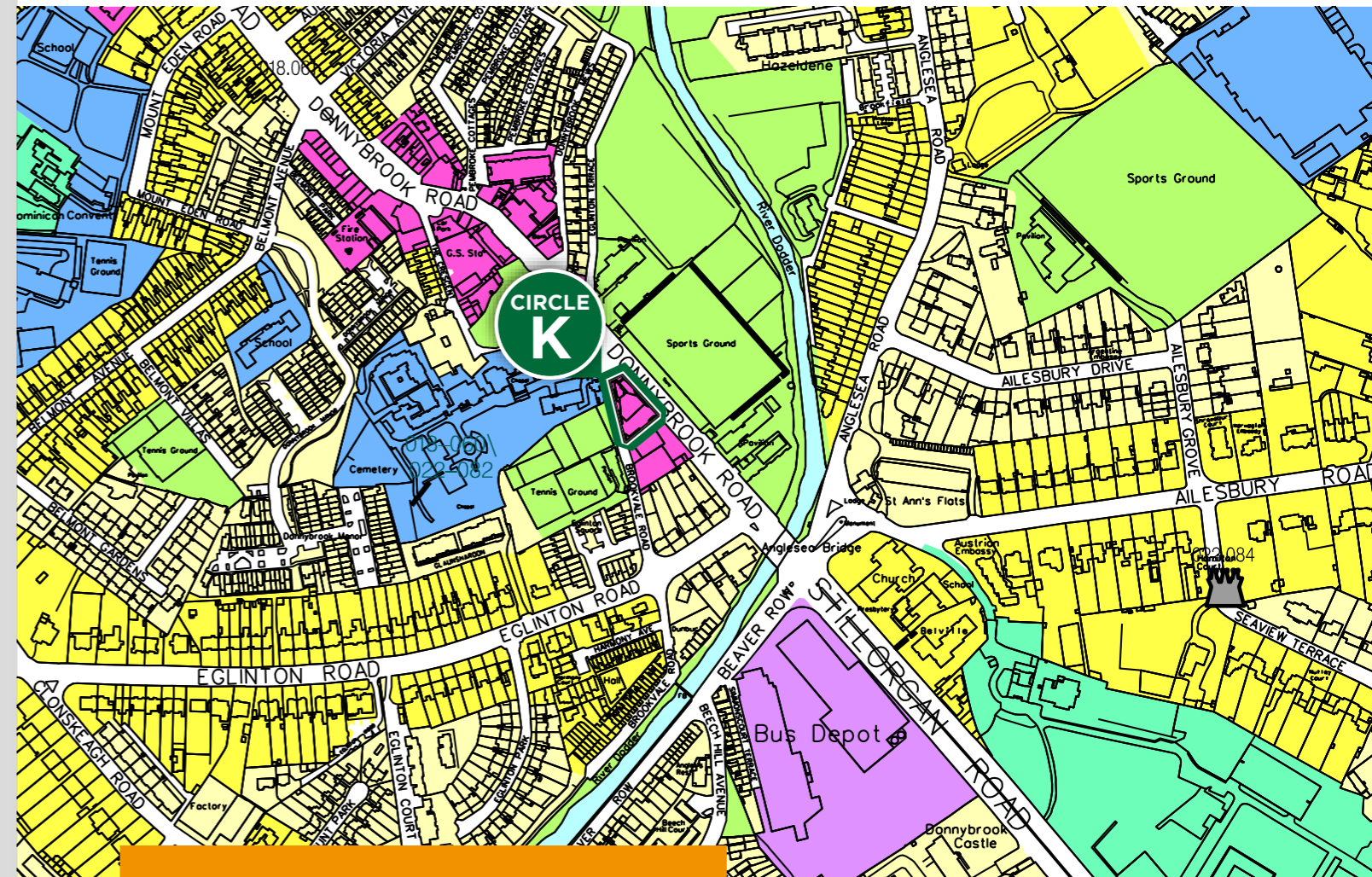
This prime development opportunity occupies a high-profile location with prominent, dual frontage to Donnybrook Road (50 meters) and Brookvale Road (55 meters) in the centre of Donnybrook.

The site, extending to approximately 0.32 acres (0.13 ha), is irregular in shape and has level topography. It is bounded by Donnybrook Road to the north and east, Atlas Autoservice to the south and Brookvale Road to the west. Energia Park (Donnybrook Stadium),

Donnybrook Lawn Tennis Club and Eglington Place, a 12 storey 148 apartment unit development are also located in the immediate vicinity of the site.

Circle K currently operate a petrol filling station with covered forecourt and associated convenience store from the existing buildings under a short-term licence agreement.

There is dual access to the property via both Donnybrook Road and Brookvale Road.



## Zoning

The subject site is zoned Z4 “Key Urban Villages and Urban Villages” under the Dublin City Development Plan 2022 - 2028.

The Z4 zoning permits a broad range of uses including Residential (build to rent and build to sell), Hotel and PBSA in addition to a number of other potential uses.



### TENANCY INFORMATION

Circle K (Ard Services Limited) currently occupy the entire property under a Licence Agreement from 2nd of January 2025 expiring 31st of July 2025 with an option for the Licensor to extend the Licence Period to 31st of March 2026. The Licensee is currently paying a rent of €165,000 per annum.

The option to extend is subject to written notice being provided to the Licensee no later than 30th of March 2025. In addition, Circle K have signed a Deed of Renunciation dated 7th of January 2025.

# Planning History

## BTR RESIDENTIAL SCHEME

The property has a strong planning history having received prior approval from An Bord Pleanala (ref: ABP-310204-21) on August 10, 2022, for a 10 storey, 67-unit Build to Rent, residential scheme which is subject to an ongoing Judicial Review.

## STUDENT ACCOMMODATION SCHEME

Dublin City Council previously granted planning (ref: LRD6038/24-S3) for an 8 storey, 170 bed, student accommodation project on May 31, 2024, however, this was subsequently overturned by An Bord Pleanala (ref: LH29S.319982) on October 1, 2024



# Excellent Development Potential

While the aforementioned planning applications have not materialised to date, the precedents set have created a clear strategy for potential purchasers to potentially obtain an expedited / low risk planning grant. Furthermore, from further analysis and discussions with various stakeholders we understand a 7 storey building with potential for a 143 bed hotel or 170 bed student accommodation scheme would have a high probability of securing a planning grant

## SIGNIFICANT REDEVELOPMENT IN THE DIRECT VICINITY

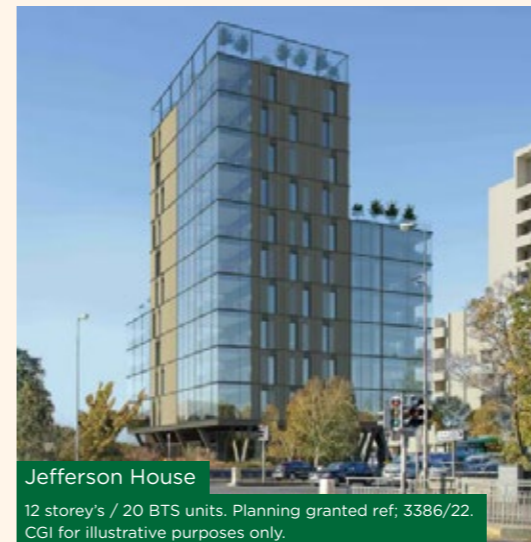
Donnybrook has undergone, and continues to undergo, significant redevelopment in recent years as evidenced by a number of projects and planning grants including Eglington Place, DX Living, Lovett House and the to be redeveloped Jefferson House.



**DX Living**  
6 storey's / 86 co-living units (complete). CGI for illustrative purposes only.



**Eglington House**  
12 storey's / 148 BTR units. CGI for illustrative purposes only.



**Jefferson House**  
12 storey's / 20 BTS units. Planning granted ref, 3386/22. CGI for illustrative purposes only.



**Lovett House**  
6 storey's / 38 BTR units (complete). For illustrative purposes only.

# Further information

## METHOD OF SALE

For Sale by Private Treaty.

## VIEWINGS

All viewings are strictly by appointment only.

## TITLE

We understand that the property is held under freehold title.

## SERVICES

Interested parties are advised to satisfy themselves on the variability and adequacy of all services.

## PRICE

Available on request.

## BER RATING



801043589

## CONTACT DETAILS

For further information please contact:

## SELLING AGENTS



Styne House,  
Dublin 2  
PSP Licence No: 002273

### Ollie Lyons

+353 (0) 353 86 781 4413  
Ollie.lyons@jll.com

### Sandra Walsh

+353 (0) 353 87 372 2257  
Sandra.walsh@jll.com

## SOLICITOR



### Finn Considine

+353 (0) 691 5000  
fconsidine@byrnewallace.com



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