

For Sale By Tender

Excellent Development Opportunity
– Available in one or more lots

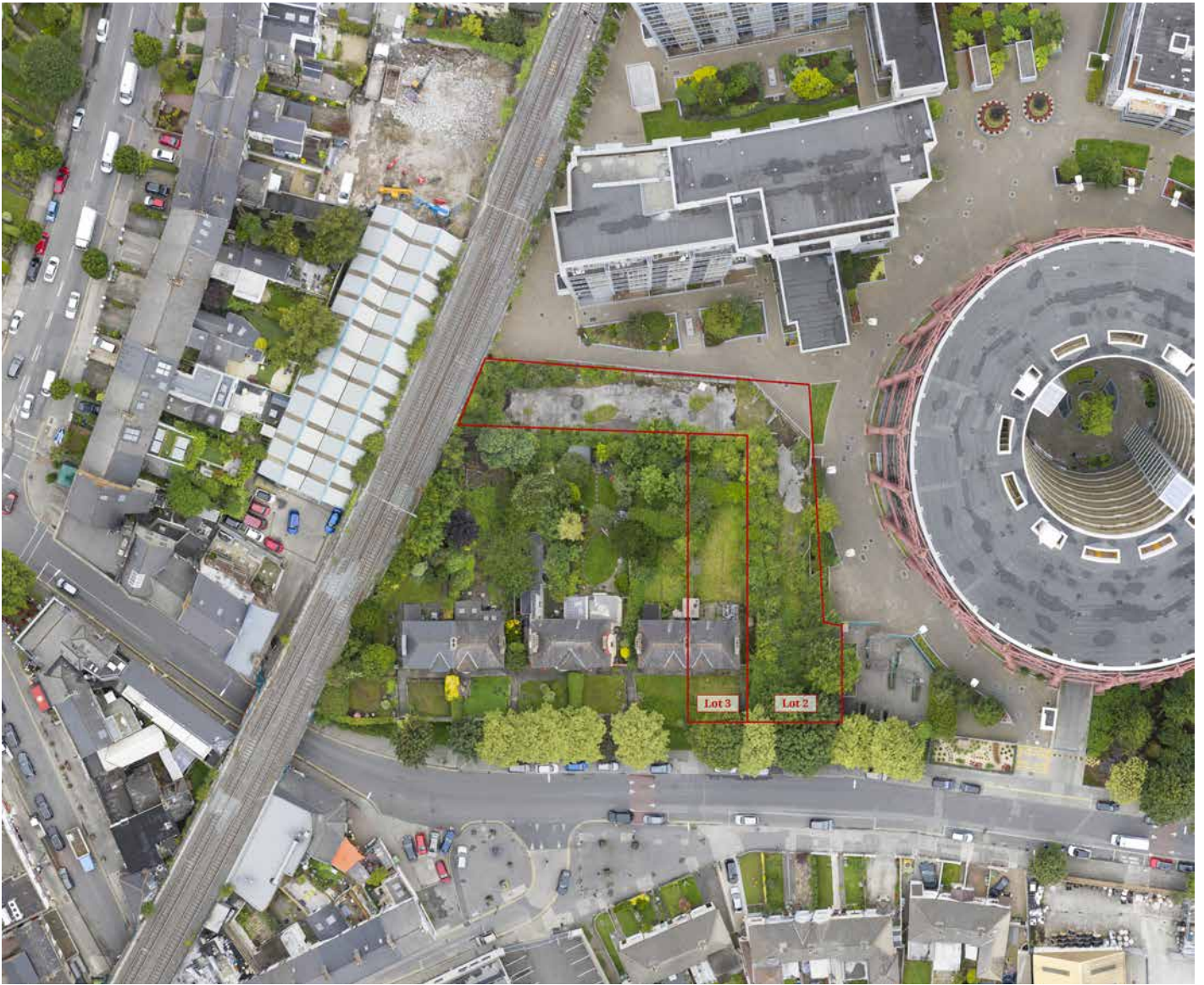


Block J & 18F

South Lotts Road, Dublin 4

- Block J - site area c.0.11 hectares (c.0.27 acres)
- 18F - 4 bed semi-detached house in need of full refurbishment
- Excellent City Centre location
- Close proximity to Barrow Street, Bolands Mill and Grand Canal Dock
- Exceptional development opportunity
- For sale by Public Tender at 12 noon on 2nd October 2019





Location

South Lotts Road is a long established and popular area of the city. The character of the area has changed considerably over the last two decades with major rejuvenation and the influx of workers and residents to the numerous new offices & apartment buildings. The arrival of Google and various multi-nationals to the area has raised employment levels and created good demand for housing. This demand comes largely from young professionals, business people & office workers.

There are excellent transport, retail, leisure and sporting facilities in this area. The DART links up with both North & South Dublin and is c.1km from the Aviva Stadium. There are an abundance of amenities in the area including restaurants, cafes, pubs and shops. All the amenities of Ballsbridge, the city centre and the Docklands are within walking distance including Herbert Park & Merrion Square.

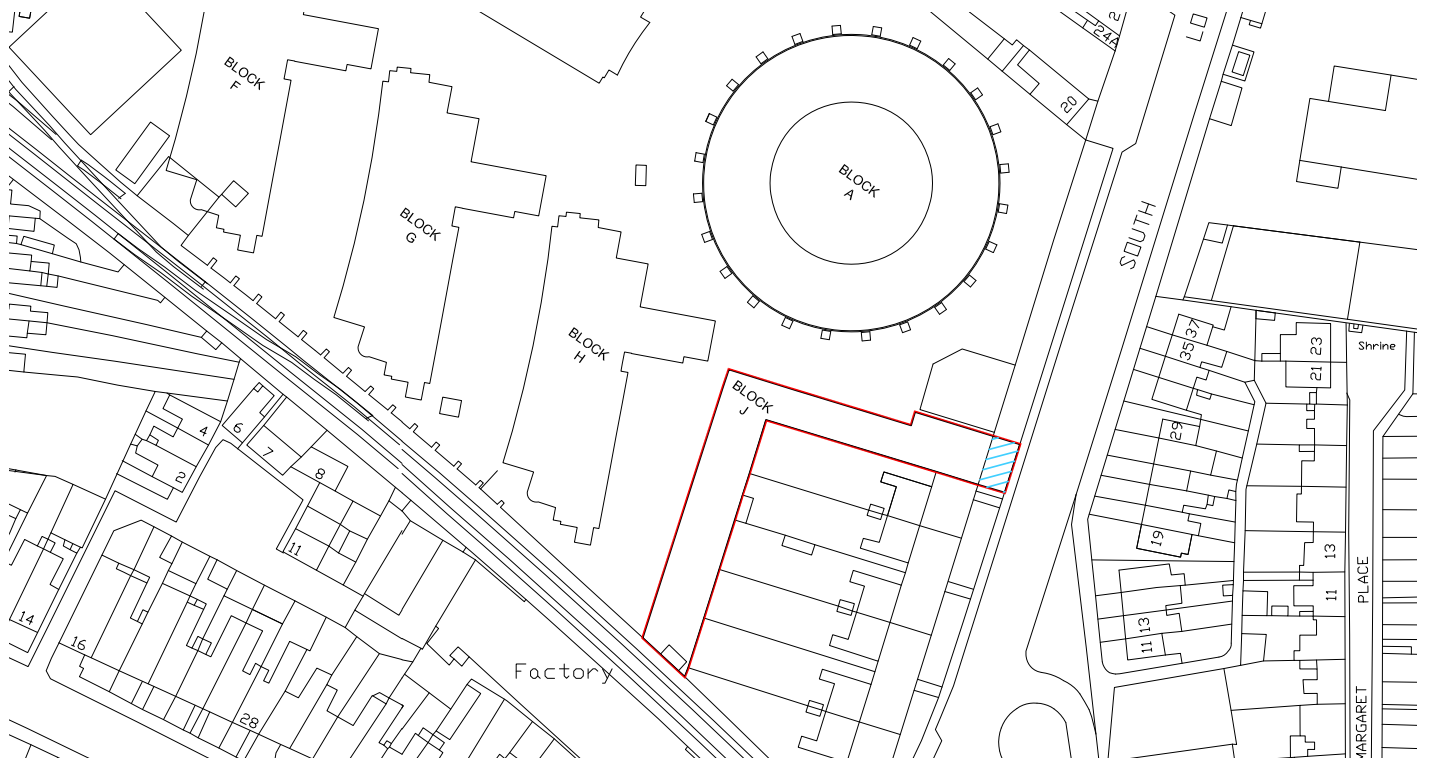
LOT – 1 – The Entire (LOTS 2 & 3)

Block J South Lotts Road - LOT 2

The subject site is L in shape with an approximate site area of c.0.11 hectares (0.27ac). The site adjoins the Gasworks Development and has direct access from the South Lotts Road. The site has been flattened and is presently separated by timber hoarding from the remainder of the Gasworks Development. Block J is being offered for sale individually or as part of a lot. The site has an expired planning permission for 21 apartments from the 1990's.

18F South Lotts Road – LOT 3

18F is a four-bedroom, semi-detached house, measuring c.114 sq.m (c.1,226 sq.ft.) with good gardens front and back. The house requires full refurbishment. Originally built c.1940, this is a popular residential location as well as a thriving letting location and offers considerable potential and attractions for owner occupiers, investors or developers. 18F is being offered for sale individually or as part of a lot. This is a popular residential location as well as a thriving letting location.



Zoning

The site is zoned Z1 'To protect, provide and improve residential amenities' under Dublin City Development Plan 2016-2022.

Title

We have been informed that the title is Freehold.

Quoting Prices

Lot 1: The Entire (Lot 2 & 3) €1,800,000

Lot 2: Block J site €1,250,000

Lot 3: 18F - €550,000

Tender Procedure & Data Room

Tender documents and further information available via the Data Room www.southlots.com

Completed tenders should be submitted for the attention of Garrett O'Reilly, Cathal N Young O'Reilly Solicitors, no later than 12.00 NOON on 2nd OCTOBER 2019. The tenders should be clearly marked: TENDER - SOUTH Lotts ROAD

LOTS

Available for sale in one or more lots

Lot 1: The Entire (Lot 2 & 3)

Lot 2: Block J South Lotts Road only

Lot 3: 18F South Lotts Road only



VAT

VAT exempt

Solicitor

Garrett O'Reilly, Cathal N Young O'Reilly Solicitors, 1-2 Lower Leeson Street, Dublin 2.

BER

BER: G



BER Number: 105430474

Floor Areas and Site Measurement

All interested parties should satisfy themselves regarding measurements, site area and boundary definitions. All pictures are for identification purposes only. For the avoidance of doubt this is a Liquidators and Receivership sale and no warranties can be provided.

Viewing

By appointment only through joint selling agents McNally Handy & Partners and Hooke & MacDonald.



Contact McNally Handy & Partners

John McNally
johnm@mcnallyhandy.ie
01 661 2003

Carley Fahey
carley@mcnallyhandy.ie
01 664 0206

Contact Hooke & MacDonald

David Cantwell
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01 631 8414

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01 631 8403



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. McNally Handy PSRA licence No: 002226. Hooke & MacDonald PSRA licence No: 001651.

Brochure by fourwalls-group.ie

Hookemacdonald.ie mcnallyhandy.ie