

1-3 THOMAS COURT, DUBLIN 8

Infill Development Site – Potential for Residential Development (S.P.P.)



FOR SALE by Private Treaty

BER EXEMPT

QRE REAL ESTATE
ADVISERS

EXECUTIVE SUMMARY

A rare city centre infill development opportunity

Site extending to approx. 0.075 acres
(0.03 ha)

Land use zoning 'Z5' - City Centre
(mixed use development)

Existing planning for a four storey over basement office building extending to approx. 1,447 sq.m. (15,576 sq.ft.)

Alternative feasibility study prepared showing a BTR scheme of 18 apartments (17 x 1 bed and 1 x 2 bed)

Central location in close proximity to CBD

Guide price €1,000,000.

LOCATION

The subject property is situated at the junction of Thomas Court and Thomas Street to the rear of Arthur's Public House. Situated in the heart of Dublin's historic core, the surrounding area is renowned as a vibrant digital, technology and media hub. The site is well connected and is within a short walking distance of Main Line Rail at Heuston, Luas at St. James Hospital and Smithfield along with St. Stephen's Green, Dublin Bus, Dublin Bikes and Taxi ranks on Thomas Street



NB. For identification purposes only

DESCRIPTION

The subject site comprises a broadly L-shaped site to the rear of Arthur's Pub, with frontage onto Thomas Court. The site currently comprises a derelict two-storey building with overgrown vegetation to the rear (west) of the site. The site has an area of approximately 306 sq.m. Arthur's Pub, located

immediately north, is a Protected Structure (RPS Ref. 8152) and the site is located to the west of St. Catherine's Church of Ireland which is also a Protected Structure (RPS Ref. 8153). There is a terrace of 5 no. two-storey dwellings immediately south of the subject site.



TOWN PLANNING

Land Use Zoning

Under the Dublin City Development Plan 2016-2022, the site is zoned 'Z5' – City, the objective of which is;

'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.'

Land uses which are permissible under this objective include hotel, office, restaurant, live-work units and Residential.

Existing Planning Ref 3786/10

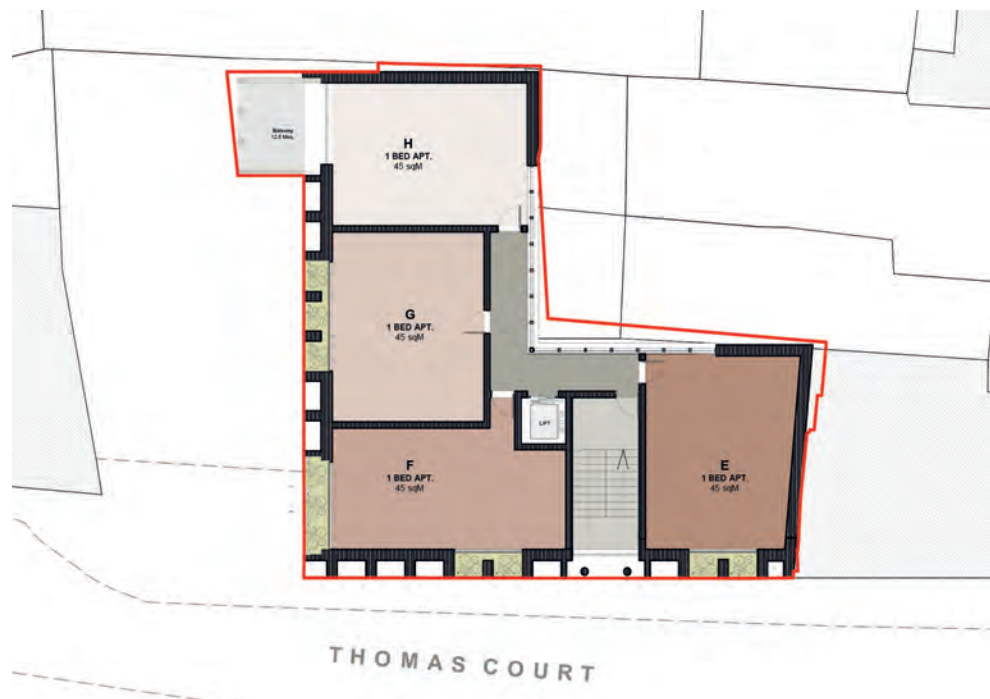
Permission was granted on 24th November 2011 for the following development: the construction of a new 5 storey over basement office building. The works comprise (1) The demolition of all the existing structures on the site. (2) Evacuation of 1 no. level of basement over the entire site. (3) Construction of a 5 storey over basement new office building with main entrance on Thomas Court consisting of; plant rooms, stores and office space at basement level, 5 floors of office space with a set back fourth floor. The proposed development is a total of 1447 sq.m. including basement.



CGI of proposed scheme - For Identification Purposes Only. Not to Scale.

Alternative Scheme

Following an assessment of the subject site, Hughes Planning & Development Consultants consider that there is capacity for the development of a Build-to-Rent block with additional height at the subject site. Development at this site must seek to protect the character of the area and reflect a style of development that preserves the historic character of the Thomas Street and Environs ACA. Lawrence and Long Architects have prepared a development option to accompany this feasibility study. The accompanying drawings prepared by Lawrence and Long Architects outline a proposed Build-to-Rent scheme which provides for 18 no. apartments (17 no. 1-bed and 1 no. 2-bed) over five floors with communal facilities at ground floor level (46 sq.m.) and 1 no. communal roof terrace (160 sq.m.).



Typical floor layout. Floors 1-3. For Identification Purposes Only. Not to Scale.

TITLE

Long Leasehold.

GUIDE PRICE

€1,000,000.

VAT

Please refer to agent.

BER



VIEWINGS

Strictly by appointment via QRE.

SOLICITOR

AMOSS Solicitors

Warrington House

Mount Street Crescent

Dublin 2, D02 R256

Contact: **Ms. Claire McCormack**

T: +353 (0) 1 539 8518

E: cmcccormack@AMOSS.ie

AGENTS DETAILS

QRE Real Estate Advisers

Bryan Garry MRICS MSCSI

E: bryan.garry@qre.ie

M: +353 (0) 83 3918 649

qre.ie



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.