

# BOWLANE

GREYSTONES

---



Outline for indicative purposes only.

FULL PLANNING PERMISSION FOR 14 APARTMENTS

EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE BY PRIVATE TREATY | BER EXEMPT

# EXECUTIVE SUMMARY

- Infill site extending to approx. 0.12 Ha (0.3 Acres)
- Full Planning Permission for 14 apartments, under planning ref: 20/1068:
  - Block A - 4 Storey apartment block comprising 2 no . 1-bed apartments, 7 no . 2-bed apartments, and 2 no . 3 bed apartments.
  - Block B - 3 Storey apartment block comprising 3 no . 2 bed apartments.
- Greystones is situated in a stunning location between the coast and the Wicklow mountains
- Greystones village is quite literally on your doorstep, with an abundance of shops, restaurants and cafés
- Excellent public transport network, located beside Greystones' DART Station

# SITE DESCRIPTION

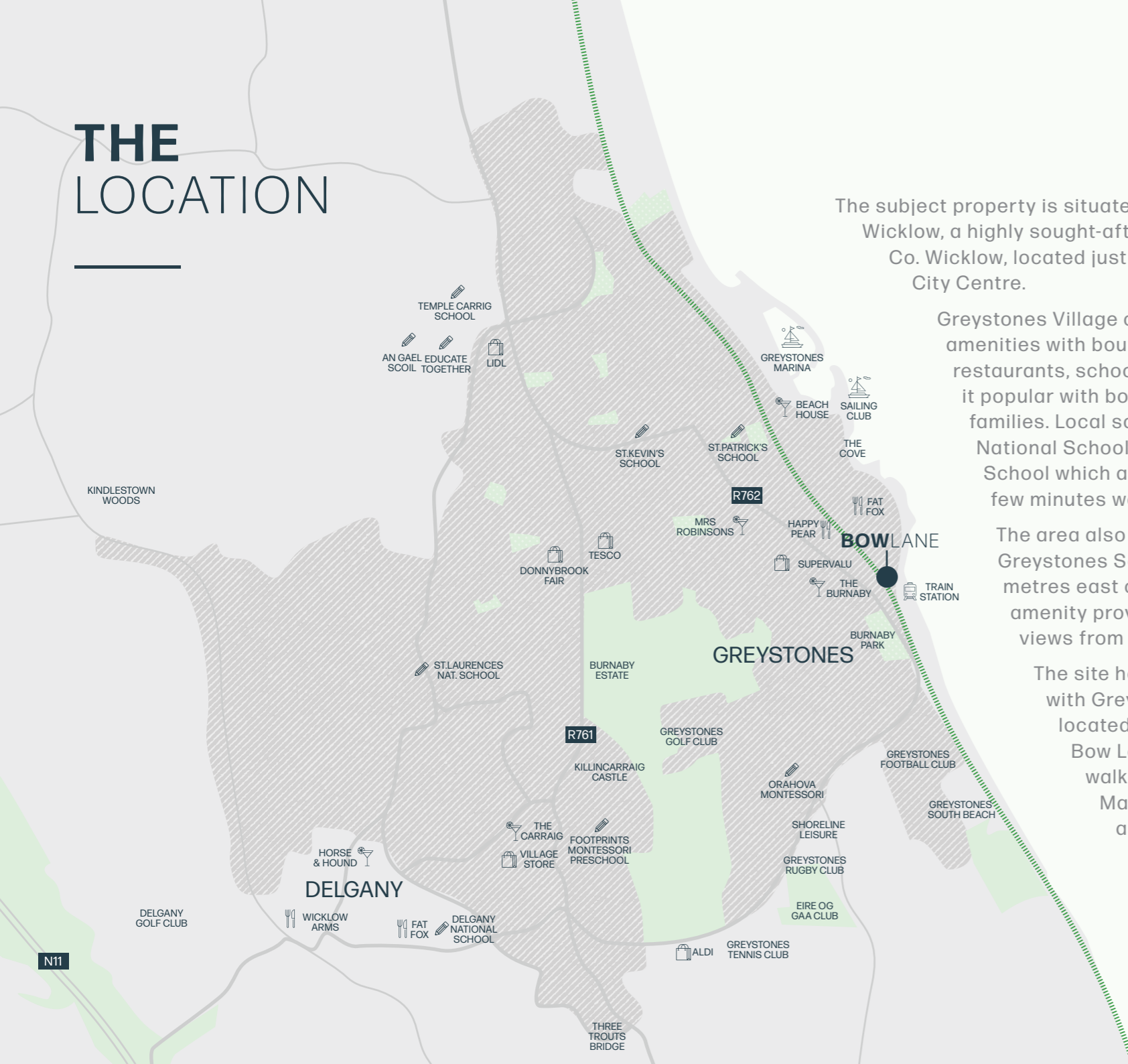
The subject property comprises an infill site with a generally flat topography. The lands extend to approximately 0.12 Hectares (0.3 Acres). The DART Line is located to the east of the site, a tarmac car park to the south. The buildings to the west of the site are all in commercial use (shops/ cafés /restaurants) fronting Church Road.

The site has the benefit of approximately 20 metres of road frontage onto Bow Lane, located off Church Road, which would be considered Greystones Main Street.

Greystones provides access to retail amenities on your doorstep, with The Happy Pear, SuperValu and Meridian Point Shopping Centre all located nearby. Local parks such as Burnaby Park provide easy access to significant amounts of open space for recreational activities within the village.



# THE LOCATION



The subject property is situated in Greystones, Co. Wicklow, a highly sought-after residential area of North Co. Wicklow, located just 45 minutes from Dublin City Centre.

Greystones Village offers a host of local amenities with boutique shops, cafés, restaurants, schools, and sports clubs, making it popular with both young professionals and families. Local schools include St. Kevin's National School and St. David's Secondary School which are both positioned within a few minutes walk of the property.

The area also has the benefit of Greystones South Beach located 130 metres east of the Bow Lane site. This amenity provides uninterrupted sea views from the proposed development.

The site has excellent accessibility with Greystones DART Station located approx. 170 metres from the Bow Lane site and is within easy walking distance of Greystones Main Street and all of the amenities Greystones Village has to offer.

# THE LIFESTYLE

Bow Lane is situated in an ideal location close to an array of wonderful amenities that Greystones village and harbour has to offer. Greystones is situated in a stunning location between the coast and the Wicklow mountains, giving easy access to the local beaches, countryside, and nearby villages of Delgany and Enniskerry.

When considering a central location, none are better positioned than Bow Lane, as the village is quite literally on your doorstep and all of your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, as well as the village library.

One of the most attractive aspects about Greystones is the diversity of the one-off shops, restaurants and cafés, with its charming boutiques, craft jewellers and many diverse eateries.

Bow Lane is just a short walk from The Harbour Marina, where you can avail of an additional array of restaurants and cafés and also access the cliff walk between Bray and Greystones. This family friendly activity provides scenic views, along with a well serviced public amenity.





# THE SITE MAP

---



# PERMITTED SCHEME

A full grant of planning for the construction of a residential scheme comprising of 14 no. apartments as per the conditions in the grant of planning for (WCC ref:20/1068):

**Block A** - 4 Storey apartment block comprising 2 no. 1-bed apartments, 7 no. 2-bed apartments, and 2 no. 3 bed Penthouse apartments.

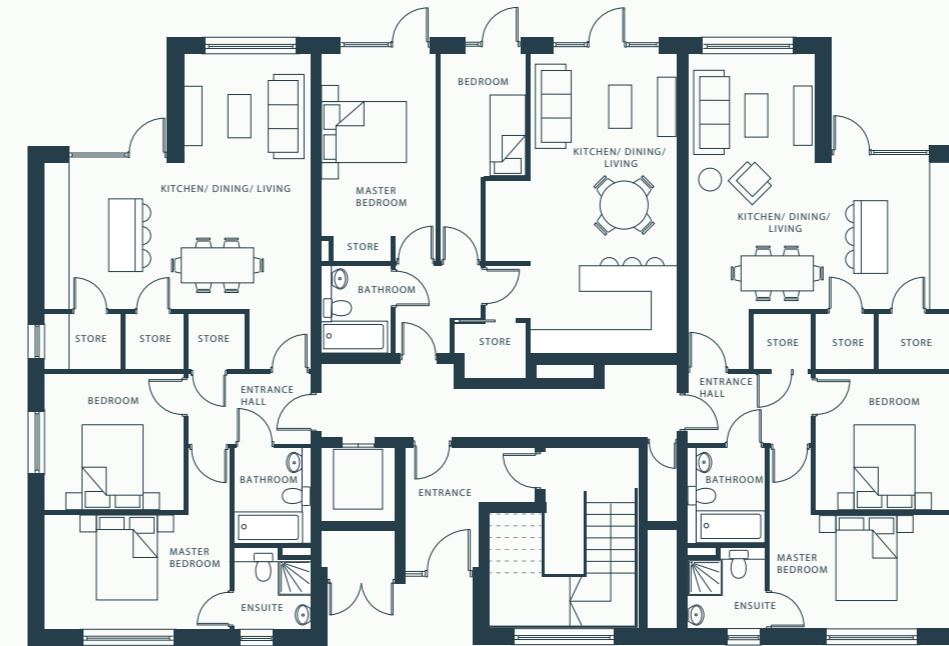
**Block B** - 3 Storey apartment block comprising 3 no. 2 bed apartments.

A new vehicular entrance off Bow Lane, with 1 no. car parking space and 35 no. bicycle parking spaces, hard and soft landscaping, and bin storage.

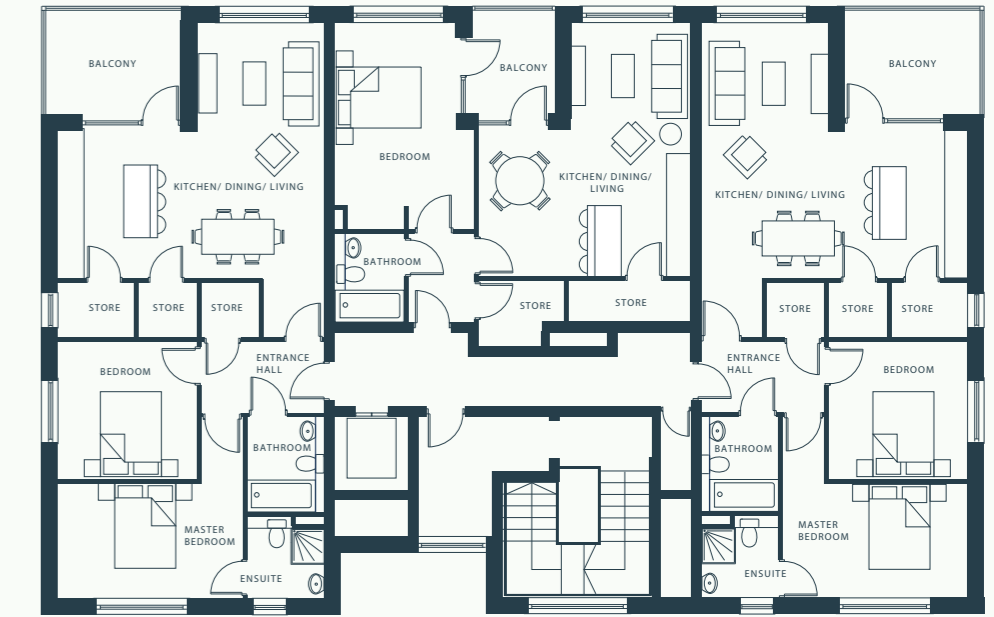
## SCHEDULE OF ACCOMMODATION

Block	Floor	Beds	Apt Number	GIA (sq. M.)	Sq. Ft.
A	Ground Floor	2 Bed	1	82.0	883
A	Ground Floor	2 Bed	2	64.5	694
A	Ground Floor	2 Bed	3	82.0	883
A	First Floor	2 Bed	4	82.0	883
A	First Floor	1 Bed	5	57.0	614
A	First Floor	2 Bed	6	82.0	883
A	Second Floor	2 Bed	7	82.0	883
A	Second Floor	1 Bed	8	57.0	614
A	Second Floor	2 Bed	9	82.0	883
A	Third Floor	3 Bed Penthouse	10	102.0	1,098
A	Third Floor	3 Bed Penthouse	11	102.0	1,098
Total Block A				874.5	9,413
Block	Floor	Beds	Apt Number	GIA (sq. M.)	Sq. Ft.
B	Ground Floor	2 Bed	12	82.7	890
B	First Floor	2 Bed	13	85.0	915
B	Second Floor	2 Bed	14	102.0	1,098
Total Block B				269.7	2,903
Total GIA				1,144	12,316

## FLOOR PLANS BLOCK A

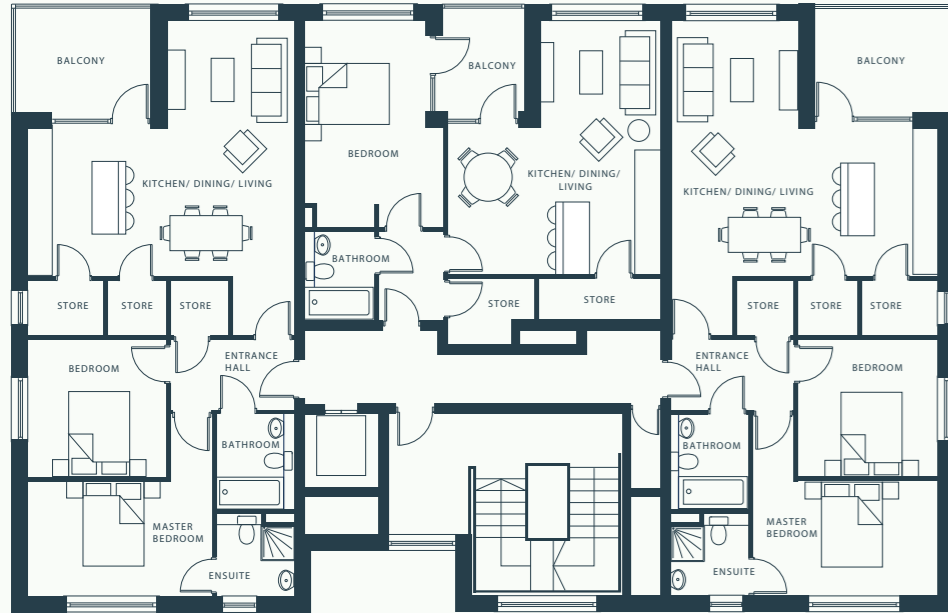


GROUND FLOOR PLAN

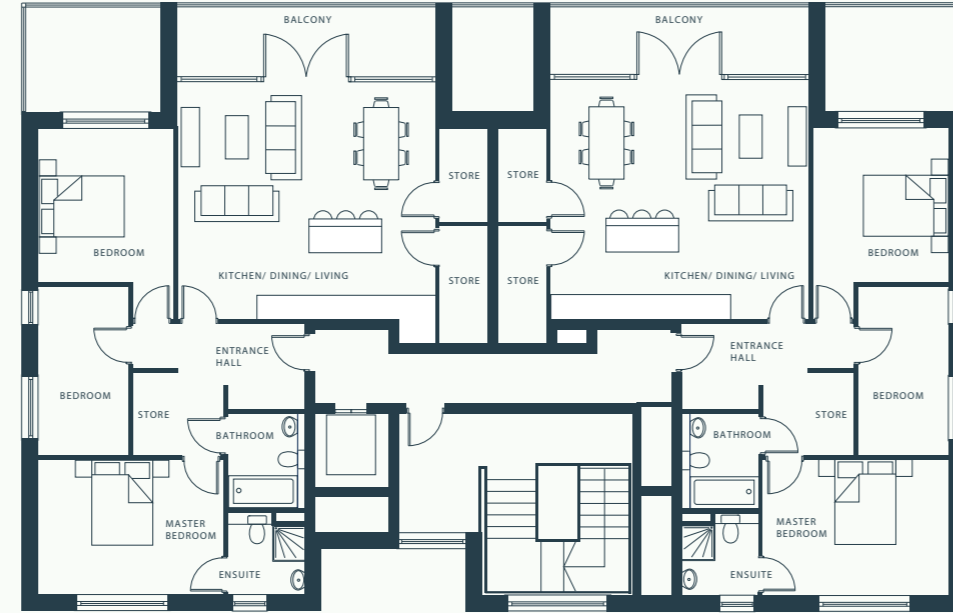


FIRST FLOOR PLAN

# FLOOR PLANS BLOCK A



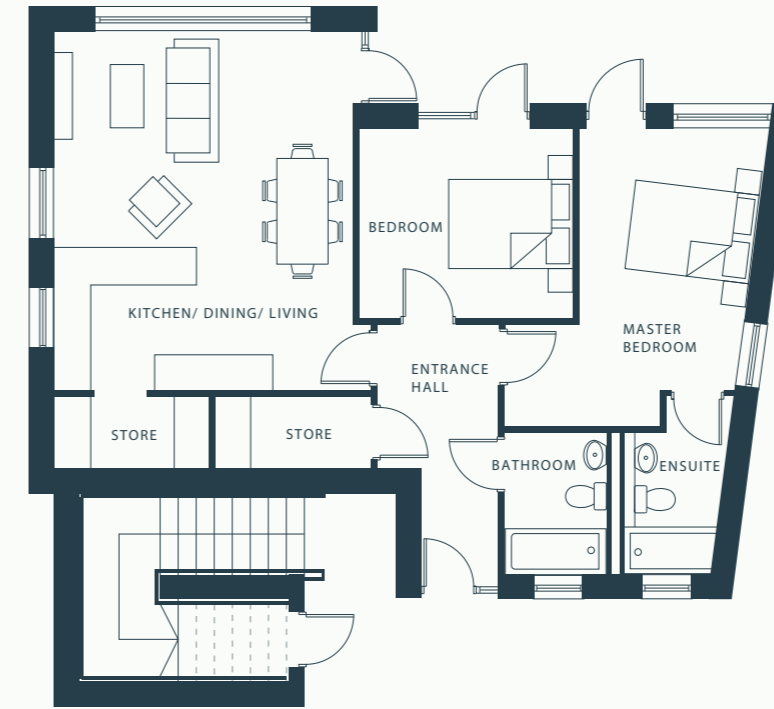
SECOND FLOOR PLAN



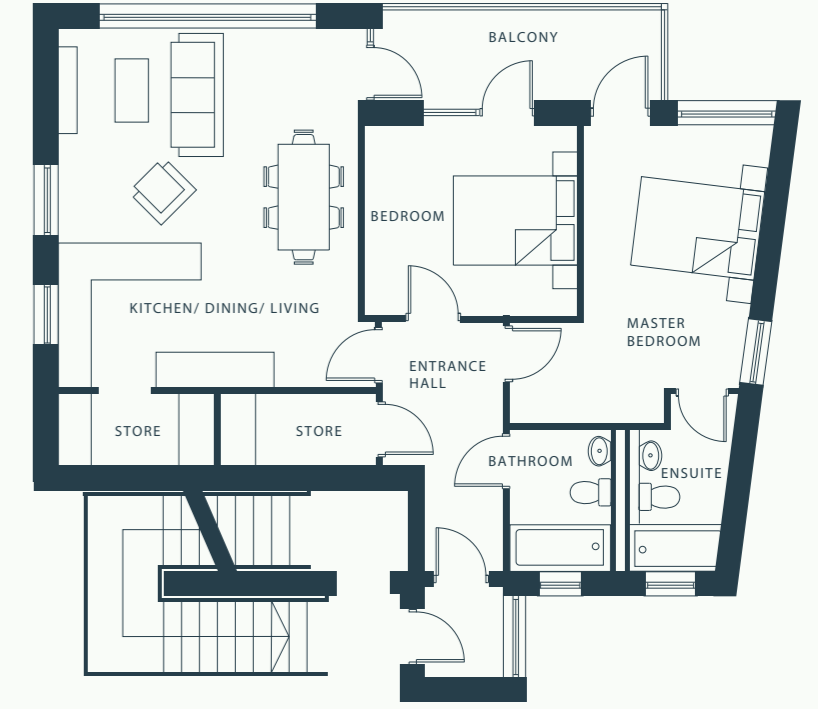
THIRD FLOOR PLAN

**BOWLANE**

# FLOOR PLANS BLOCK B



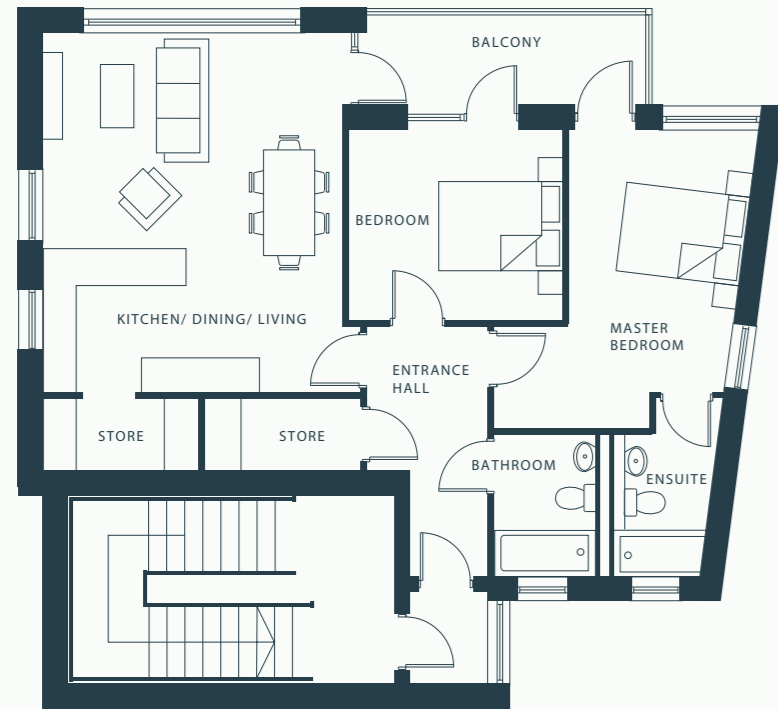
GROUND FLOOR PLAN



FIRST FLOOR PLAN

**BOWLANE**

# FLOOR PLANS BLOCK B



SECOND FLOOR PLAN



# BOWLANE

GREYSTONES

## FURTHER INFORMATION

---

### Data Room

For access to the data room, please contact the selling agents.

### Method of Sale

The subject site is being offered for sale by Private Treaty.

### Title

It is understood that the property is held freehold.

### BER Rating

BER: Exempt

### Services

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

### Solicitor

Tony O'Sullivan,  
Riverside Two  
Sir John Rogerson's Quay  
Dublin 2

+353 1 418 0649  
t.osullivan@beauchamps.ie

## SALES AGENT

---



### Savills

33 Molesworth Street  
Dublin 2

Savills.ie  
PSRA: 002233

### MICHAEL LYONS

Graduate Surveyor  
Development Land

+353 1 618 1475  
Michael.Lyons@savills.ie  
PSRA Licence: 002233-009834

### JOHN SWARBRIGG

Director  
Development, Agency & Consultancy

+353 1 618 1333  
John.swarbrigg@savills.ie  
PSRA Licence: 002233-003073

#### PROPERTY MISREPRESENTATION ACT

The Vendors/Lessors and their Agents give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licenses for use or occupation, access, and any other details, such as prices, rents, or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees, or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor Savills UK nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor Savills UK nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/ lessees shall be liable for any VAT arising from the transaction. Designed and produced by Byron Creative. Tel +353 (0)1 675 1909