



HAVELOCK PLACE

REAR OF 57, 59, 61 BATH AVENUE,
SANDYMOUNT, DUBLIN 4

FOR SALE BY PRIVATE TREATY

SUPERB DEVELOPMENT OPPORTUNITY
(FPP FOR 4 TERRACE HOUSES)



OVERVIEW

Excellent Development Opportunity with F.P.P for a residential scheme.

- › Located in one of Dublin’s most desirable residential locations
- › Site extends to approximately 0.048 ha (0.12 acre)
- › Full planning permission for the construction of 4no. 3 storey terraced houses
- › Zoned Residential
- › Excellent transport links with Grand Canal Dock DART Station and Dublin Bus services nearby



LOCATION

Bath Avenue links the Shelbourne Road and Tritonville Road and is regarded as one of the most popular residential areas in the city. This exceptional development site is specifically located in Havelock Place to the rear of 57, 59 and 61 Bath Avenue in Dublin 4. The subject property is located within a short walk of the Aviva Stadium and the Grand Canal business district and just 2km from St. Stephens Green as well as within close proximity to an abundance of amenities.

The immediate area is well served by a number of Dublin Bus services operating daily to the City Centre and surrounding suburbs providing accessibility across the City. In addition, DART train services are also within proximity to the subject property with Grand Canal Dock Station approx. 700 metres from the site.

DESCRIPTION

The property comprises of a regular shaped residential development site extending to approximately 0.048 ha (0.12 acre). The site has a level topography and is accessed through Havelock Place which is located off Havelock Square on the south side of Bath Avenue.

ZONING

The property is located in an area zoned objective ‘Z2’ under the Dublin City Development Plan 2016 – 2022. This zoning aims “to protect and/or improve the amenities of residential conservation areas”, with residential as the primary permitted use.

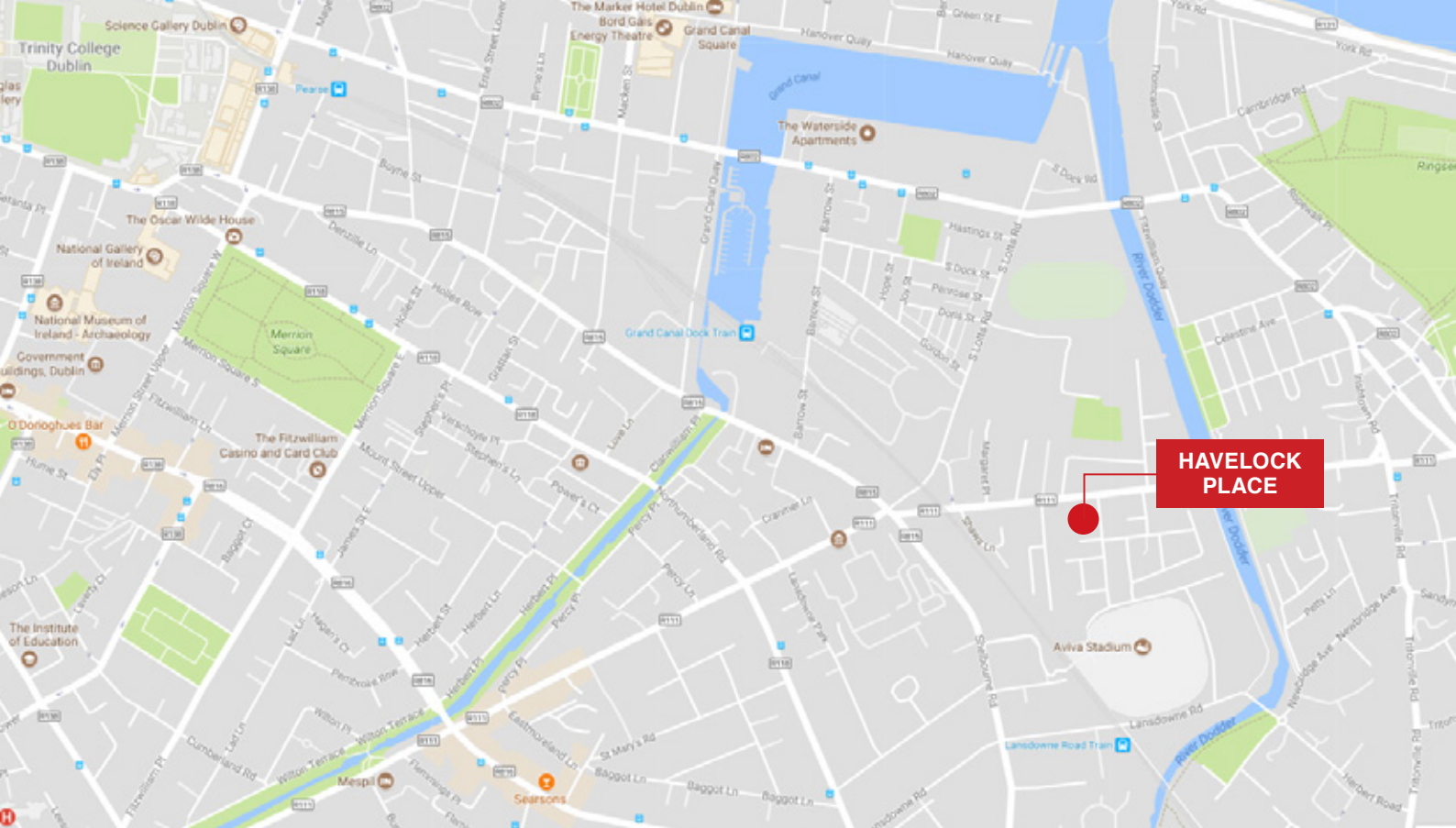


PLANNING

Dublin City Council Ref: 2117/12
An Bord Pleanala Ref: PL 29S.241264
In 2013 a grant of planning permission was permitted by An Bord Pleanala for the development of 4 no. dwellings on the subject site.

PROPERTY TYPE	APPROX. SQ.M	APPROX. SQ.FT
2 Bed Mews	104	1,120
2 Bed Mews	104	1,120
3 Bed Mews	113.8	1,224
3 Bed Mews	113.8	1,224

This permission is due to expire on the 19th March 2018.
All relevant planning information should be reviewed by interested parties on Dublin City Council’s website.



CONTACT & FURTHER INFORMATION

METHOD OF SALE

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

TITLE

We are advised that the property is held freehold. Full details on title can be made available by the solicitors.

SERVICES

We understand that all the mains services are available to the property, however all interested parties are requested to satisfy themselves as to the presence and adequacy of all services.

FURTHER INFORMATION & VIEWINGS

Further information is available upon request.

Viewings are to be arranged strictly by appointment through the sole agents, Savills.

SELLING AGENT



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