

# FOR SALE By Private Treaty

## DEVELOPMENT OPPORTUNITY

FULL PLANNING PERMISSION FOR 7 RESIDENTIAL UNITS

Colliers  
INTERNATIONAL



**12 - 18 Grattan Court East  
Off Mount Street Lower  
Dublin 2.**

**0.061 hectares (0.15 acres)**

**BER E1**

CONTACT DETAILS



Colliers International  
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## DESCRIPTION

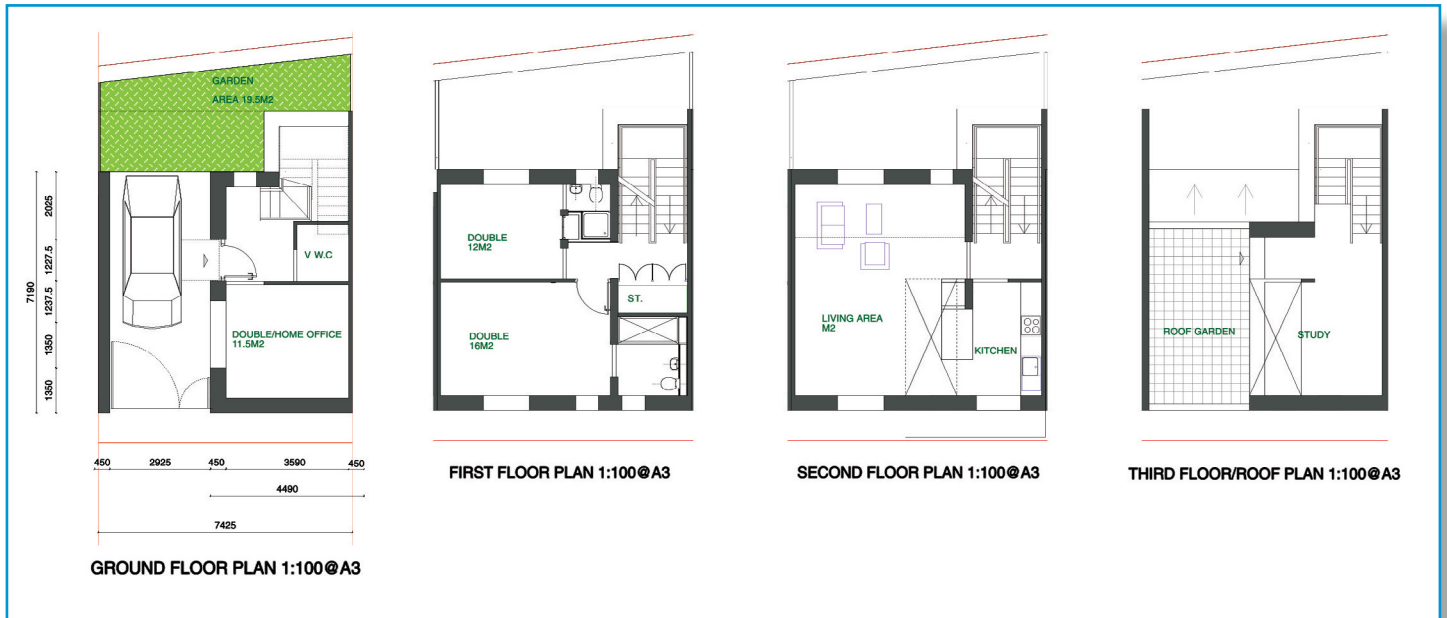
The site measures approximately 0.061 hectares (0.15 acres) in size and is currently Zoned Z2 & Z6 in the Dublin City Development Plan 2011 – 2017.

Full Planning permission has been granted by Dublin City Council on the 26th March 2014, planning reference 3736/13.

The grant of planning is for a terrace of seven residential units.







Five own door 3 bedroom townhouses with gardens and terraces which range in size from 138 - 144 square meters with integrated car ports and two 3 bedroom duplex units with designated car parking and roof terraces, which range in size from 119 - 162 square meters in size.

The site is located in a quiet enclave on Grattan Court East which is situated between Mount Street Lower and Grand Canal Street. On site currently is an open air yard, a two storey commercial premises and a two storey residential 2 bedroom property.

The site is situated close to Merrion Square & Fitzwilliam Square, Holles Street Maternity Hospital, Trinity College Dublin (T.C.D.) and the Treasury Building. Googles International headquarters are located nearby on Barrow Street, Facebook European Headquarters at Grand Canal Square as well as a number of large legal practices such as Beauchamps, McCann Fitzgerald and Matheson Ormsby Prentice.

## CONTRIBUTIONS

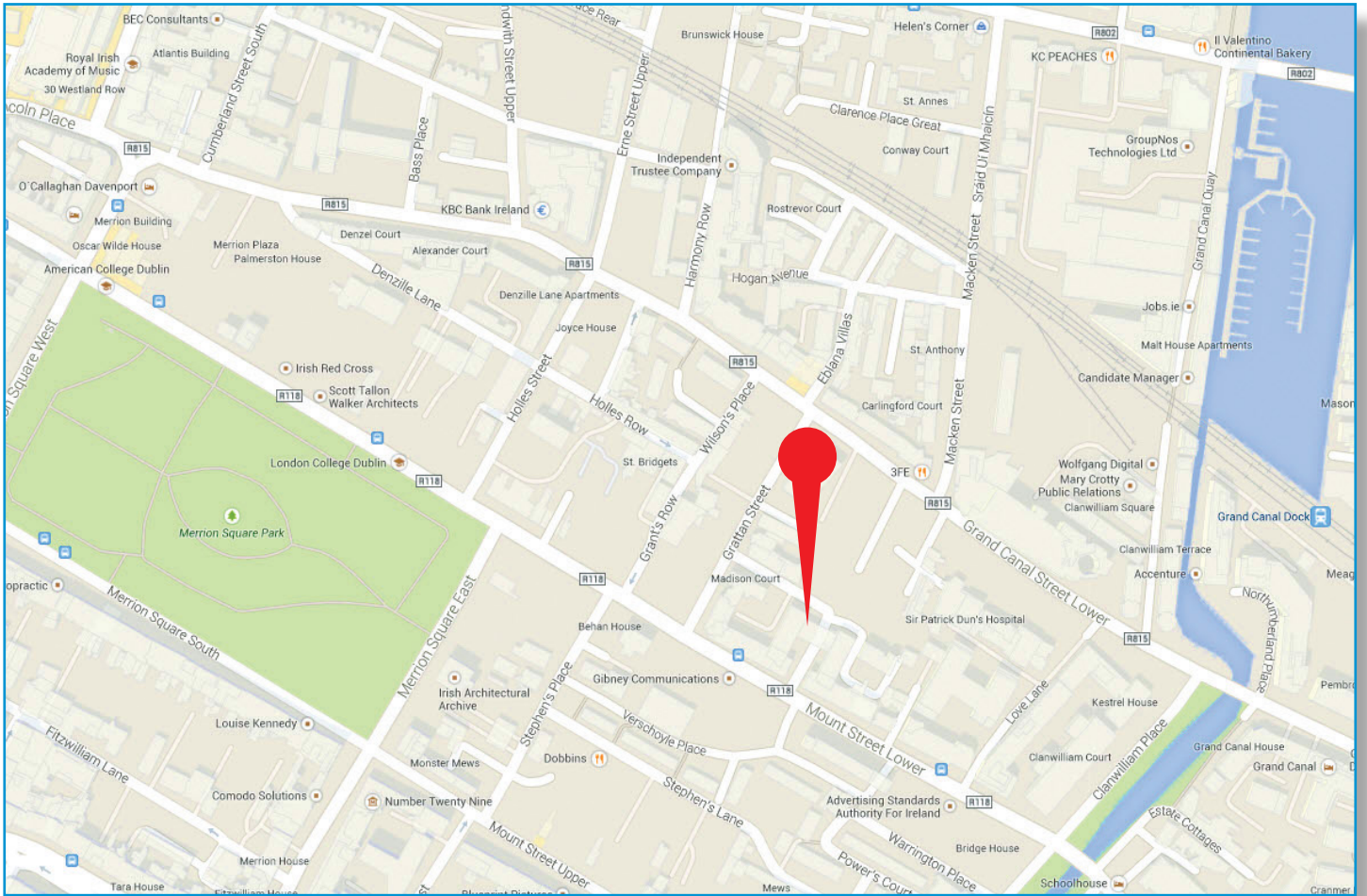
Contributions are Listed at **€27,388.80** with NO Part V obligations.

## ZONING

Zoned Z2 & Z6 Under Dublin City Development Plan 2011 – 2017. (To Protect and or improve the amenities of residential conservation areas)

## ACCOMODATION

UNIT TYPE	TYPE 1-HOUSE	TYPE 2-HOUSE	TYPE 3-DUPLEX	TYPE 4-DUPLEX
<b>7 NO. UNITS</b>	1 no. 2b & study House	4 no. 3B & study House	1 no. Ground + First fl. duplex with Ground fl. access	1 no. Second + Third fl. duplex with Ground fl. access
<b>BEDROOMS</b>	2 no. double bedrooms & 1 no. study	3 no. double bedrooms & 1 no. study	3 no. double bedrooms & 1 no. study	3 no. double bedrooms & 1 no. study
<b>ENSUITES</b>	1 no.	3 no.	3 no.	3 no.
<b>GFA M2 TOTAL</b>	138 (nom.)	144 (nom.)	119 (nom.)	162 (+19.6 for access stairs)

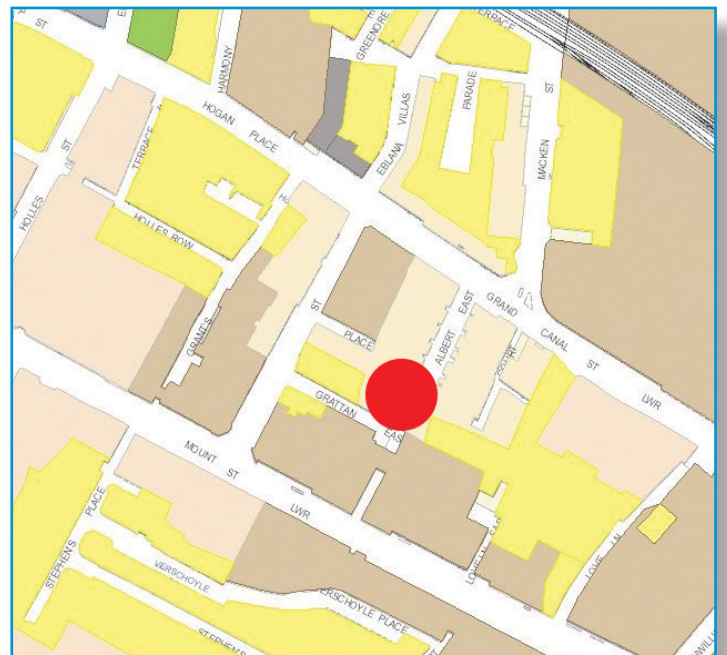


## VIEWING

By Private Appointment through Sole Selling agent.

## PRICE:

Price on Application.



## CONTACT



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## BER



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