

FOR SALE BY PRIVATE TREATY

DEVELOPMENT SITE AT

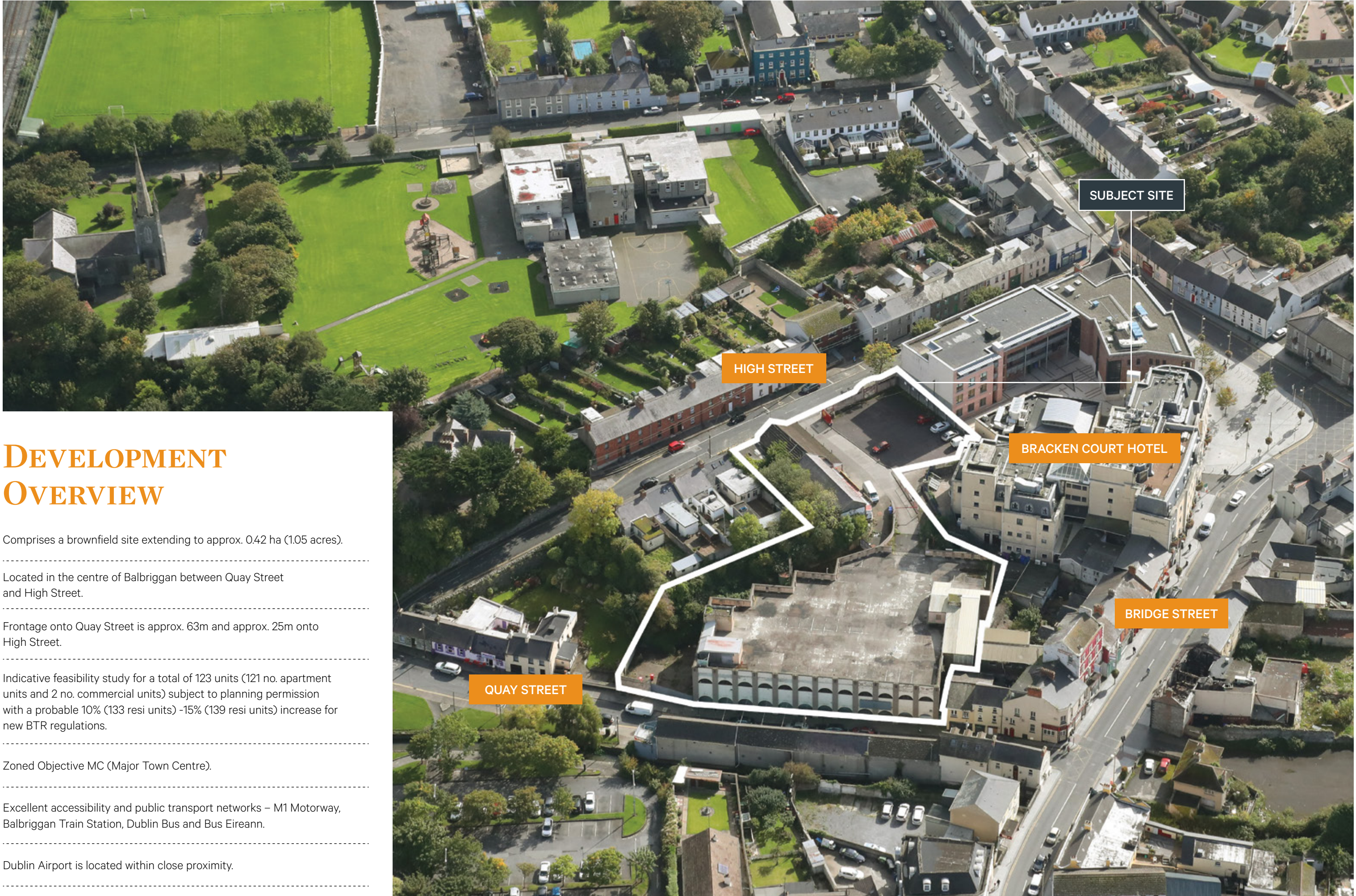
BALBRIGGAN SHOPPING CENTRE

QUAY STREET, BALBRIGGAN, CO. DUBLIN



EXCELLENT DEVELOPMENT OPPORTUNITY (S.P.P.)





DEVELOPMENT OVERVIEW

Comprises a brownfield site extending to approx. 0.42 ha (1.05 acres).

Located in the centre of Balbriggan between Quay Street and High Street.

Frontage onto Quay Street is approx. 63m and approx. 25m onto High Street.

Indicative feasibility study for a total of 123 units (121 no. apartment units and 2 no. commercial units) subject to planning permission with a probable 10% (133 resi units) -15% (139 resi units) increase for new BTR regulations.

Zoned Objective MC (Major Town Centre).

Excellent accessibility and public transport networks – M1 Motorway, Balbriggan Train Station, Dublin Bus and Bus Eireann.

Dublin Airport is located within close proximity.

LOCATION

The property is located in Balbriggan, situated on the coast of North County Dublin. Balbriggan has the benefit of being a coastal town on the outskirts of the City Centre. Neighbouring towns include Skerries, Lusk and Rush.

Balbriggan is located approx. 30km north of Dublin City Centre. It benefits from excellent accessibility and transport networks, including the M1 Motorway and the R132. Balbriggan train station offers frequent commuter services to Dublin City Centre, Connolly, Tara Street and Pearse Street stations. Balbriggan station also provides access to Belfast and various other towns and cities. Dublin bus routes 33, 33A and 33X serve the area as well as Bus Eireann route 101.

Furthermore, Dublin Airport is located within approx. 15 mins to the property. Balbriggan is in close proximity to Malahide DART station, which provides access to the coastline and city centre of Dublin.

The subject lands are located in the centre of Balbriggan between Quay Street and High Street. It is in close proximity to a host of facilities including schools, youth clubs, supermarkets such as Lidl and SuperValu, pubs and restaurants. Amenities in the area include the harbour, lighthouse, coastal walks, GAA clubs and Balbriggan golf and rugby clubs.

Retail locations include the Millfield Shopping Centre and Castle Mill Shopping Centre which are both located towards the outer edges of the town.

DESCRIPTION

This property is a brownfield development site comprising a former two storey shopping centre with ancillary car parking. The site extends to 0.42 ha (1.05 acres). It fronts on to both Quay Street and High Street with pedestrian access also being provided from Bridge Street.

The property currently comprises of a two storey former shopping centre with ancillary car parking at roof level which fronts onto Quay Street. The property is of concrete frame construction and comprises 8 retail units at ground floor and an anchor unit at 1st floor level.

There are three retail units located towards the High Street end of the site and vehicular access is provided from this street. These units are single storey and of traditional construction under pitched roofs.

The site offers excellent redevelopment potential benefiting from a good planning history, a favourable zoning objective, recent revised apartment guidelines and its proximity to Balbriggan Train Station.

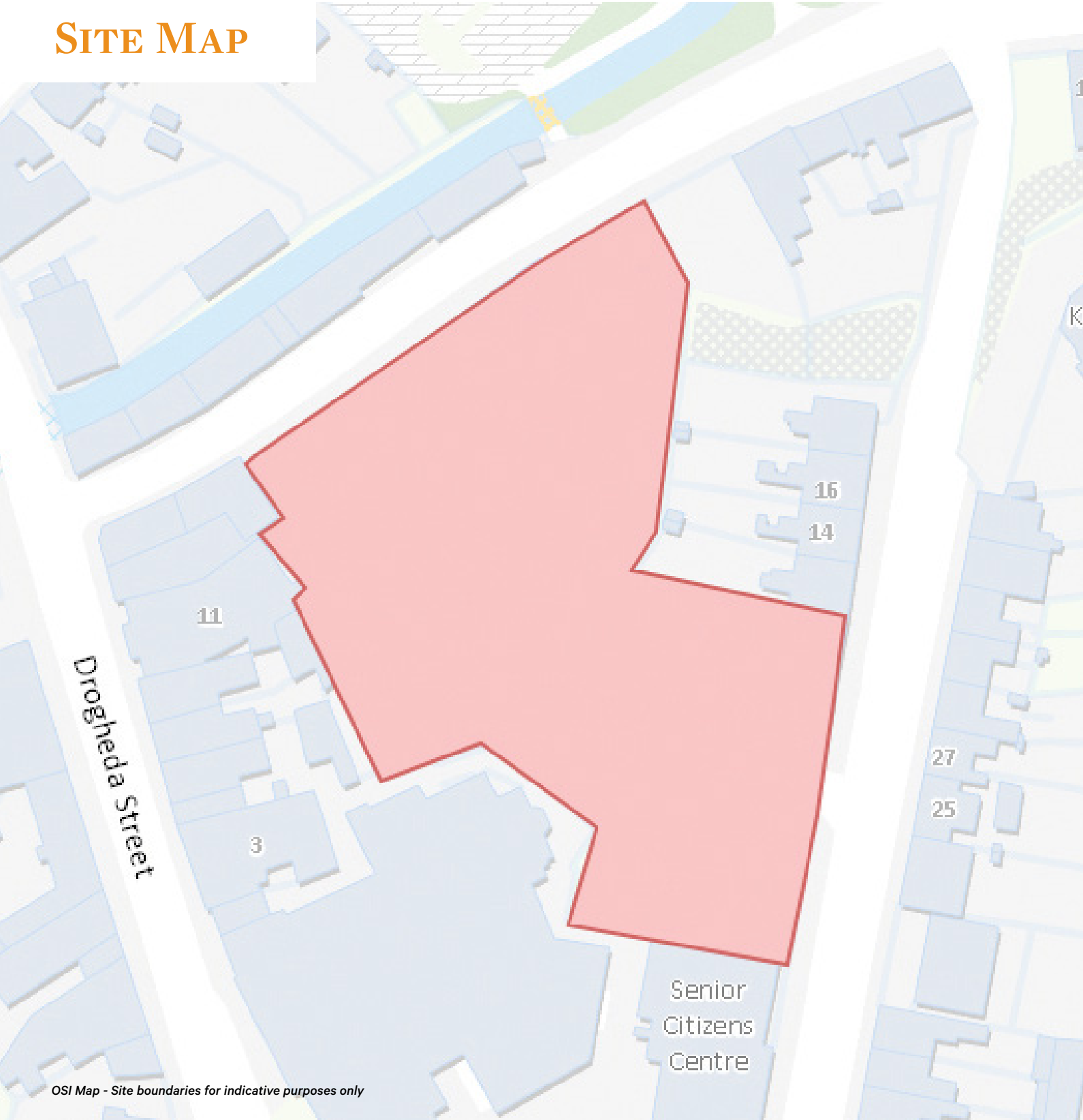


LEASE SUMMARY

Unit 2 High Street, Balbriggan, Co. Dublin is occupied by Hugh Devlin on a 35 year IRI lease from 14th February 2002. The current rent is €13,650 per annum.

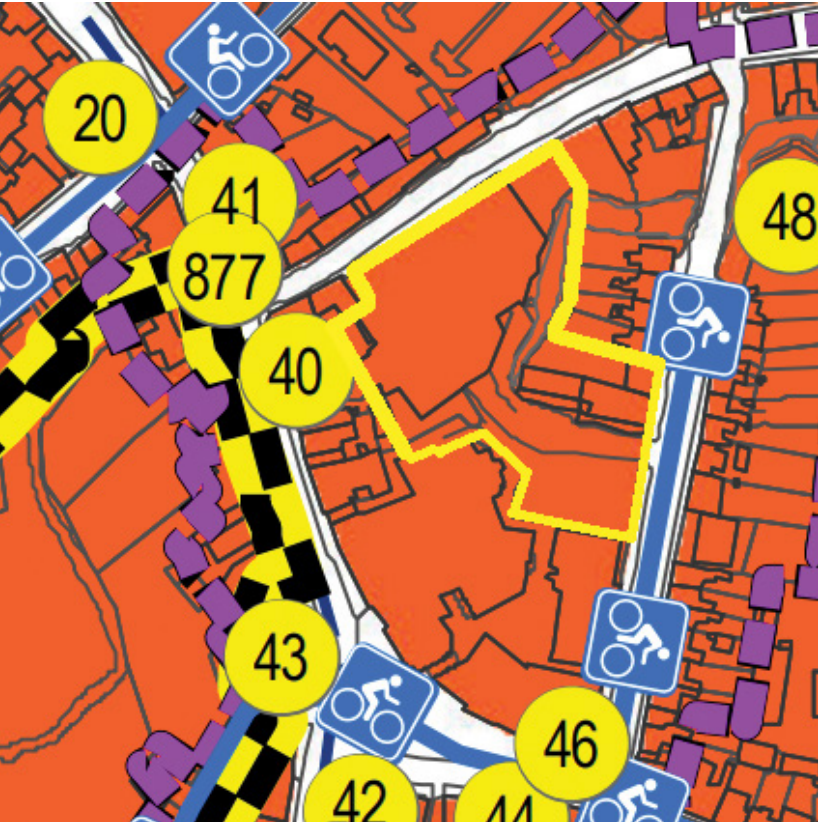
Further details available on request.

SITE MAP



OSI Map - Site boundaries for indicative purposes only

ZONING



Zoning Map. Boundaries for indicative purposes only.

Planning policy for the area is contained within the Fingal Development Plan 2017 - 2023. The site is zoned Objective MC (Major Town Centre) which can be defined as “To protect, provide for and/ or improve major town centre facilities’.

There are numerous uses permitted under this zoning objective including residential and commercial end uses.

PLANNING HISTORY

Application date	26th June 2000
Planning Authority	Fingal County Council
Planning Reference	FOOA/0707
Applicant	Balbriggan Shopping Centre
Description	Demolition of High Street shop units and shopping centre roof top structures and the construction of 41 dwellings in 2/3 storey blocks consisting of 1, 2, 3 bed apartments and duplex apartments, 627 sq.m. offices, 375 sq.m. retail, 741 sq.m. extension to shopping centre facilities, pedestrian retail street, an underground carpark structure for 184 cars and associated landscaping and enabling works.
Decision Date	7th February 2002
Decision	Grant Permission by FCC and An Bord Pleanala following a third party appeal
Conditions	15 no. conditions, some of which amend the layout and design of the proposed scheme.

The above planning permission was never constructed and has since lapsed

FEASIBILITY STUDY

An indicative feasibility study from Hughes Planning & Development Consultants was prepared on the site and includes; the demolition of 'The Mall Shopping Centre' and the provision of a residential development contained in 4 no. blocks with a total of 123 units (121 no. apartment units and 2 no. commercial units S.P.P). The residential units comprise of 64 no. one-bedroom units, 50 no. two-bedroom units, and 7 no. three-bedroom units. The layout also makes provision for a ground floor crèche and retail units.

There is potential to increase the 121 residential apartments by c. 10-15% under the new apartment guidelines. Under the new guidelines a development can cater for up to 20-25% studio apartments which would increase the densities of this scheme.

Further details within feasibility study available on request.

No planning warranty as to this report

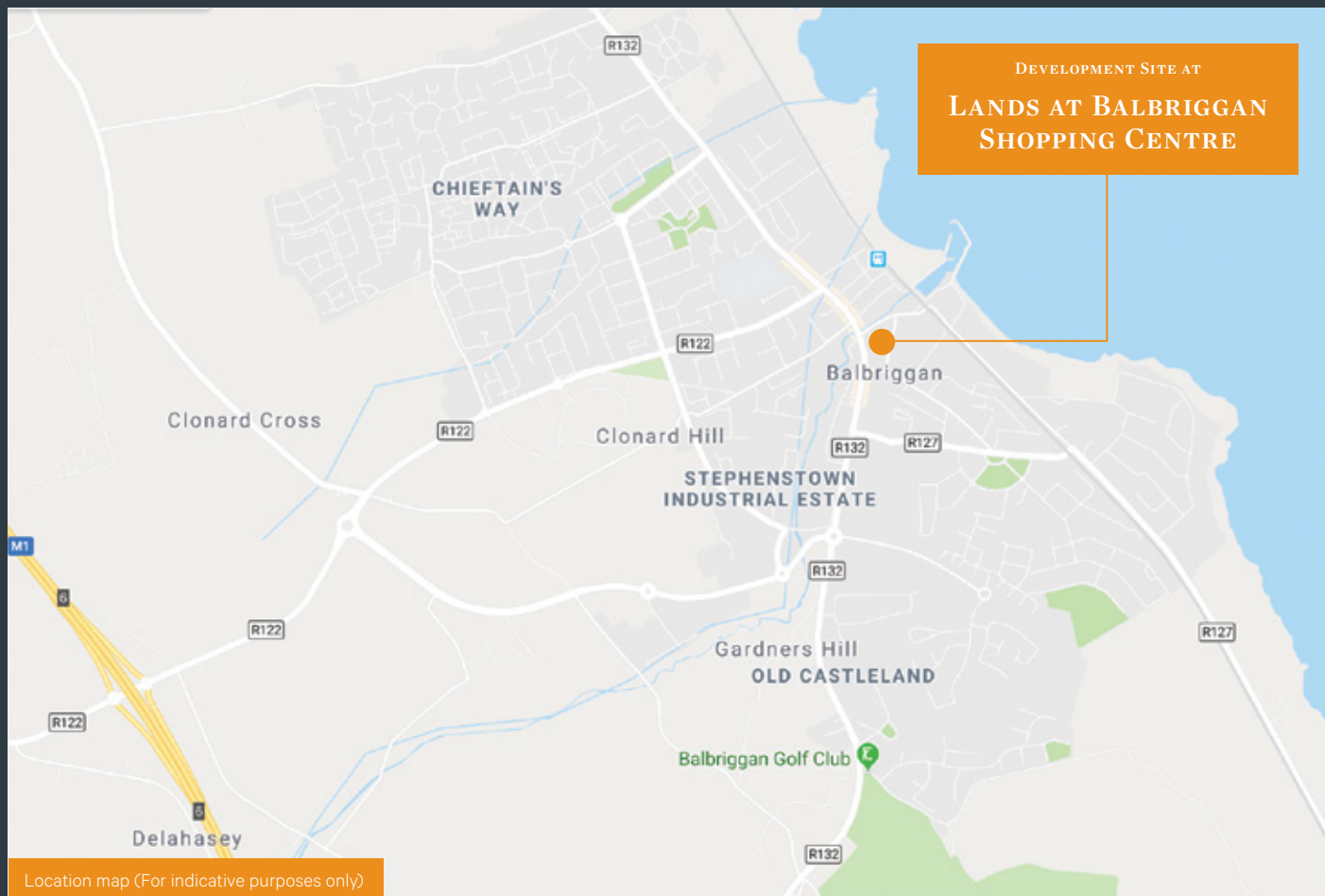


Site plan of potential development

FEASIBILITY STUDY



Computer generated image of potential development



FURTHER INFORMATION

METHOD OF SALE

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

TITLE

We understand that the property is held freehold.

SERVICES

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

VAT

VAT is not applicable on the sale.

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BER DETAILS



BER details available on request

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