



Superb Residential Development Site

31 & 31A CARMANHALL ROAD, SANDYFORD BUSINESS PARK, DUBLIN 18 | D18 H304

PROPERTY OVERVIEW

- Superbly located residential zoned land which extends to approximately 0.23 ha (0.56 acres) situated in a highly sought-after location.
- Existing planning permission submitted through the SHD process for 101 BTR apartments (ABP 313209/22)
- Opportunity for short term income from the existing building of approx. 717 sqm (7,718 Sq. ft.)
- See www.ravensrockroadshd.ie for further information.



REGULAR SHAPED SITE OF APPROX. 0.23HA (0.56 ACRES) WITH EXISTING INDUSTRIAL BUILDING OF APPROX. 717 SQ. M.



EXISTING PLANNING APPLICATION UNDER THE SHD PROCESS FOR 101 BTR APARTMENTS



ZONED Z5 RESIDENTIAL WITH DENSITY OF APPROX. 95 TO THE HA AND 3 TO 6 STOREYS.



TITLE: LONG LEASEHOLD



BIDS DATE: 5PM FRIDAY 7TH JUNE

| THE LOCATION

The site is located on the corner of Carmanhall Road and Ravensrock Road within the confines of the larger Sandyford Business Park. The property is situated approximately 10km south of Dublin city centre and 8km northwest of Cherrywood.

The world class Sandyford Business Park is home to a number of high-profile commercial occupiers from sectors such as pharmaceutical, IT, electronics, media, food and financial services sector.

There are a number of newly developed, under construction and planned high density residential developments within close proximity to the lands. Residential developments within a short distance include, the Richmond Homes Central Park scheme of 564 build to rent (BTR) apartments.

The site is well connected to public transport links with a number of high frequency bus services operating locally and county wide from bus stops within walking distance. The LUAS station at Stillorgan is located 450m south of the property and provides direct access via the Green Line to Dublin city centre in less than 20 minutes and southern suburbs.

Sandyford business district promotes a wide range of investment, both FDI and domestic and attracts a wide variety of international and national businesses.

| PLANNING PERMISSION SOUGHT

A planning permission was submitted in April 2022 through the SHD process for 101 no. build to rent apartments within a part 5, part 6 to part 11 no. storey building over partial basement comprising 65 no. 1 bedroom apartments and 36 no. 2 bedroom apartments (balconies on all elevations).

734sqm of external communal amenity space provided in the form of a podium courtyard at first floor level and a series of rooftop terraces at fifth, sixth and tenth floor levels, c. 514sqm of public open space provided fronting Carmanhall Road;

- 511 sqm of resident support facilities/ services and amenities space provided at ground and first floor levels;
- Vehicular access to the development will be from the upgraded existing access from Ravens Rock Road;
- Provision of 10 no. car parking spaces [1 no. accessible], 2 no. motorcycle spaces; in an undercroft carpark and 234 no. cycle parking spaces;

| TOWN PLANNING

The lands are located in an area zoned objective A2 "to provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity" along with a small trip zoned objective F "to preserve and provide for open space with ancillary Active recreational amenities" under the Sandyford Framework Plan. There is tree protection in the front right hand corner of the site.



TITLE

We understand the property is Long Leasehold.

LEASE DETAILS

XXXXX

SERVICES

We understand that all main services are available.

PRICE

Price on Application.

VIEWINGS / FURTHER INFORMATION

Viewings by appointment only.
For further information please contact Lisney.

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