

Lisney

COMMERCIAL REAL ESTATE

TRAMWAY HOUSE

32 DARTRY ROAD | DUBLIN 6

For Sale By Public Tender
Tenders To Be Received No Later Than 12 Noon
On Thursday 22nd May 2025



Unique one-off opportunity to acquire a superb residential development site in the heart of Dublin's South City Centre.



Approx. 0.41 ha (1.01 acres) and includes the protected structure of the former Tramyard Depot.



Located on eastern side of Dartry Rd opposite junction with Orwell Rd approx. 6km south of Dublin City Centre.



Premises currently used for office space extending to approx. 2,316 sq. m. (24,930 sq. ft.)



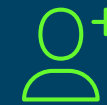
Situated in one of Dublin's most sought-after residential locations.



Short term income producing €220,000 pa.



Zoned Z2 Residential.



Title Freehold



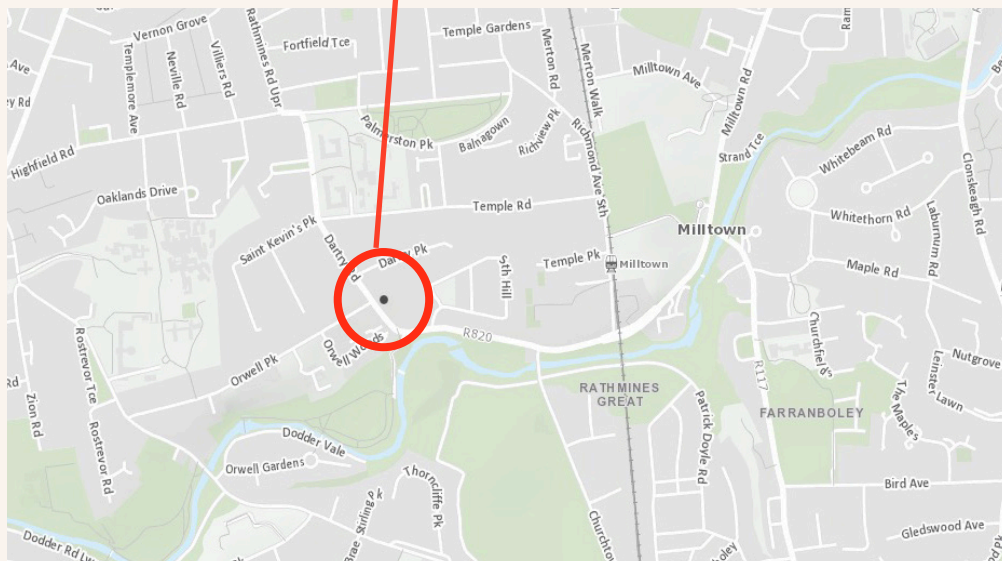
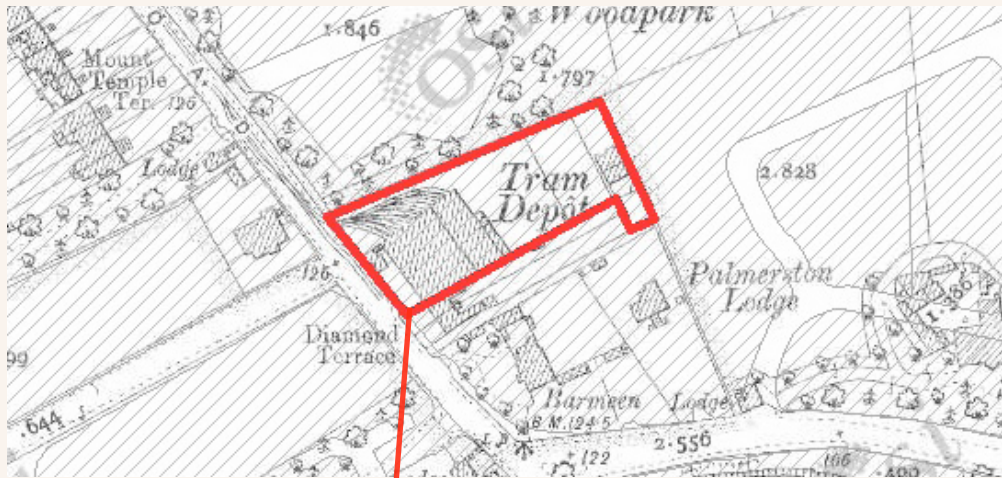
Feasibility prepared showing potential for 30 units (25 apts and 5 town/h's).

THE LOCATION

The property is situated on the eastern side of Dartry Road immediately opposite its junction with Orwell Road approx. 3km south of Rathmines and approx. 6km south of Dublin City Centre. The surrounding area in the heart of the south city centre is one of Dublin's most affluent and desired residential locations with large detached houses on nearby Temple Road often achieving prices in the order of €10m.

It's close proximity to many schools (The High School & Alexandra College) and leisure activities (Milltown GC) along with city centre retail and Dundrum SC approx. 4km to the south all increase demand for residential accommodation in the area.

There is excellent public transport with bus services along Dartry Road and the Milltown Greenline LUAS stop approx. 0.75km to the east on Richmond Ave South.







DESCRIPTION

The property comprises an almost regular shaped and level site of approx. 0.41 ha (1.01 acres) and includes the protected structure of the former Tramyard Depot for Dublin City which was closed in 1948. The existing building is currently used for office accommodation and extends to approx. 2,316 sq. m. (24,930 sq. ft.) over two floors. There is an additional stone building to the rear of the site and a separate porta cabin single storey store.

The main access point is directly from Dartry Road which is immediately at the traffic lights with Orwell Road.

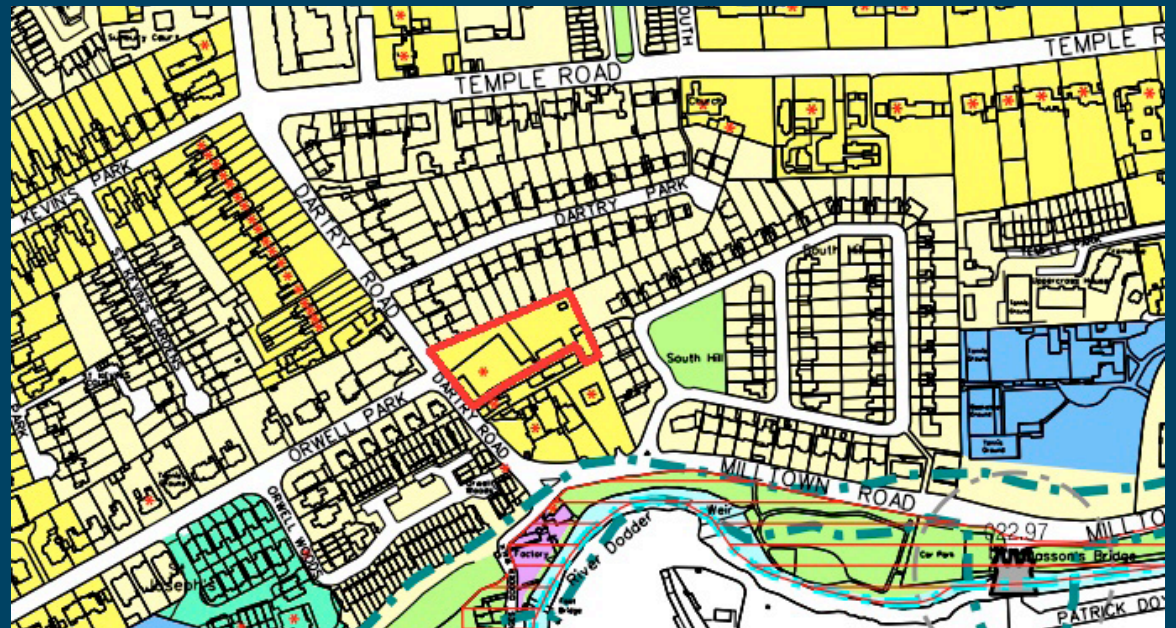
There is also separate access to the rear of the site via a laneway on the southern side of the property.



ZONING

The property is situated in an area that is zoned Z2 "Residential Neighbourhoods (Conservation Areas)" under the 2022 – 2028 Dublin City Council Development Plan. The objective Z2 is "to protect and/or improve the amenities of residential conservation areas".

Part of the buildings are listed on the Dublin City Council list of protected structures (No.2242). Described as "(a) the tram shed, (b) the lodge, (c) the stone building in the southeastern corner of the site, and (d) all boundary walls to the site; excluding (a) the interior of the tram shed, (b) the 1970s lean-to extension along the eastern side of the tram shed, (c) the corrugated-iron boiler house at the southern end of the east elevation of the tram shed, and (d) the flat-roofed prefabricated building situated along the southern boundary of the site, to the east of the tram shed".



FEASIBILITY STUDY

A Feasibility Study has been prepared on the site by John Fleming Architects (April 2023) and they state that “normally Protected Structures do not easily facilitate extensive alterations.....there are a number of additions and internal alterations that do not form part of the Protected Structures” and this allows a more potential for a more adventurous design. They have considered three schemes.

- Residential Scheme for 30 units
- Residential Scheme for 26 units and
- A Student Accommodation Scheme for 178 beds
- Scheme 1 most likely has the best potential (subject to planning permission) given the price point and demand for accommodation in the area and in particular the lack of new A BER rated stock.

TENANCY

The property is held under a lease dated 29th October 2014 as amended by deed of variation dated 9th January 2025 for a term of 18 months from 1st November 2024 to 1st May 2026 at a rent of €220,000 per annum. There is a mutual break clause from 1st November 2025 to 1st May 2026.

TITLE

The property is held Freehold and is unregistered.

APARTMENTS WITHIN LISTED BUILDING	1 BED	2 BEDS
Ground	3	6
First	1	7
Second		4
Third		4
	4	21
3 / 4 Bed Townhouse x 4		
Refurbed Mews House x 1		
	Total 30 Units	



TENDER PROCESS

The property is for sale by Tender. The tender documents are available upon request from either the offices of the Solicitor or Agents and are to be returned in a sealed envelope marked "Tramway House Tender" and are to be received no later than 12 noon on Thursday 22nd May 2025 at the offices of Arthur Cox, Ten Earlsfort Terrace, Dublin 2 D02T380. The Vendors are not obliged to accept the highest or any tender received.

SOLICITOR

Arthur Cox
Ten Earlsfort Terrace
Dublin 2 | D02 T380
T: +353 1 920 1000
Contact: Kenneth Egan
E-Mail: kenneth.egan@arthurcox.com



VIEWING

Viewing is strictly by appointment only through the sole selling agents Lisney.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.