



WILLOW VALE

CHAPELIZOD ROAD • CHAPELIZOD • DUBLIN 20



5.32 ac Residential Development Opportunity

Feasibility Study for 29 residential units

FOR SALE BY PRIVATE TREATY





SITE DESCRIPTION



2.15 HECTARES (5.32Ac) site

- The site comprises of two zoning objectives:



Zoned Z1

"RESIDENTIAL"

approx. 0.21 HA (0.52 AC)



Zoned Z9

"OPEN SPACE"

approx. 1.94 HA (4.8 AC)



Willow Vale

4-BED DETACHED DORMER BUNGALOW

located to the northern boundary of the site



5 HIBERNIAN TERRACE

A 2storey end of 3-Bed terrace house fronting onto Chapelizod Road



- **Willow Vale, Chapelizod is a large 2.15Ha (5.32Ac) site within walking distance of Dublin City Centre. The site is irregular in shape, and the centre of the site lies approximately 10m below Chapelizod Road. The site has defined boundaries and is bound to the north by 1-5 Hibernian Terrace Chapelizod Road and the Nativity of the Virgin Mary Church, to the east by Donor Harriers Athletic Club, to the south by the River Liffey and to the west by Chapelizod Industrial Estate.**



- **This is a unique opportunity to acquire a prominent site extending to 5.32 acres with water frontage, located just 5.5km from O'Connell Bridge and a short distance to the N4/M4/M50 and Heuston Station.**





IFSC

DUBLIN PORT

POOLBEG

DUBLIN CITY CENTRE

PHOENIX PARK

CHAPELIZOD VILLAGE

RIVER LIFFEY

DONORE HARRIERS TRACK

WILLOW VALE

CHAPELIZOD BYPASS

IARNRÓD ÉIREANN



**Willow Vale,
Chapelizod is a large
2.15Ha (5.32Ac) site
within walking distance
of Dublin City Centre.**

Located adjacent to Chapelizod Village, the convenience of the location speaks for itself. Chapelizod is an attractive urban village located approx. 6.0km west of Dublin City Centre at the edge of the worldrenowned Phoenix Park, and on the banks of the picturesque River Liffey.





A VIBRANT COMMUNITY

The Willow Vale site benefits from easy access to the Phoenix Park with an entrance situated adjacent to Willow Vale.

The immediate area is surrounded by a number of amenities including the Phoenix Park and a number of schools including St Patrick's National School, St. Laurence's Primary School and Mount Sackville secondary school. There are also a variety of sporting clubs, including Phoenix Cricket Club, Donore Harriers Athletics Club and Longmeadows pitch and putt.



There are rowing and angling activities on the Liffey and St Patricks GAA club can be found nearby in Palmerstown.

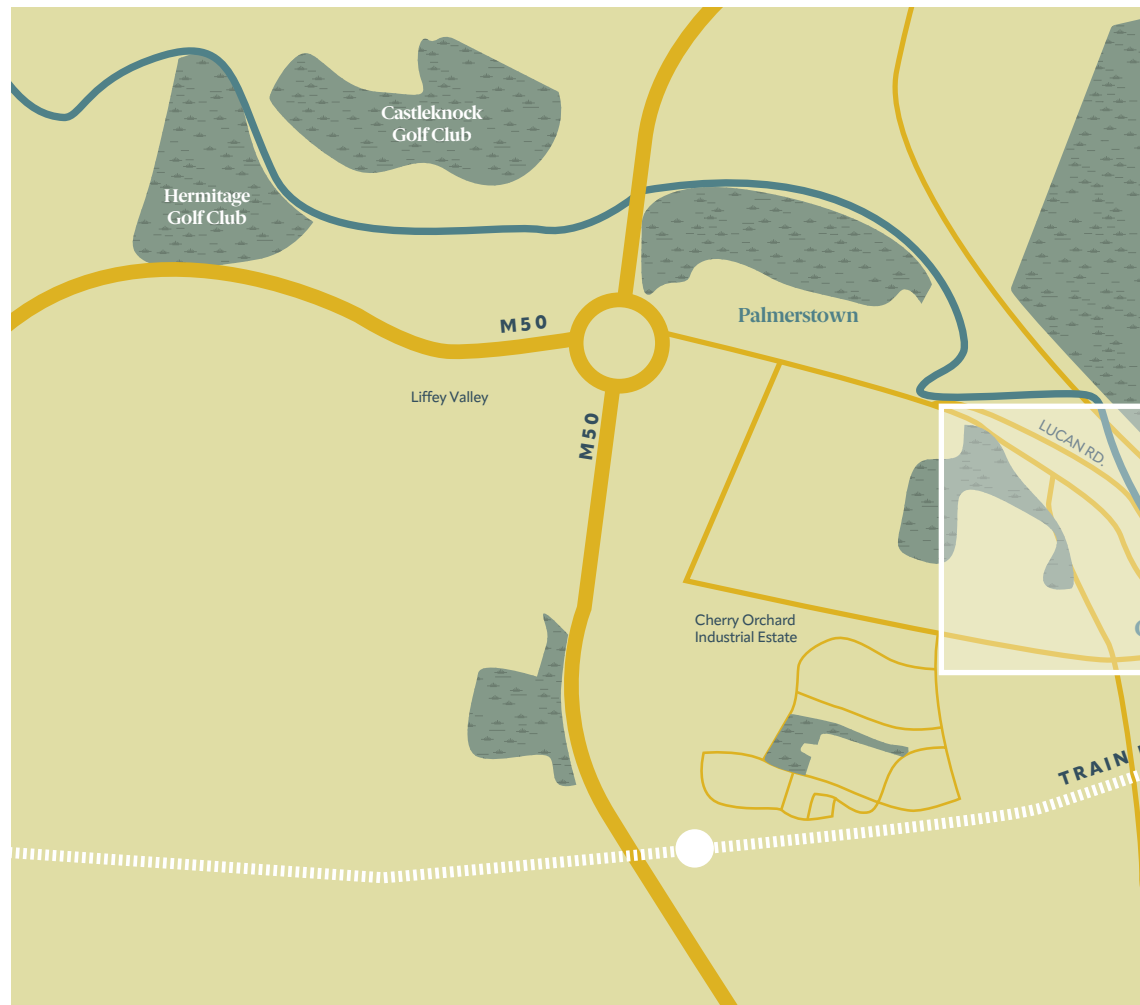


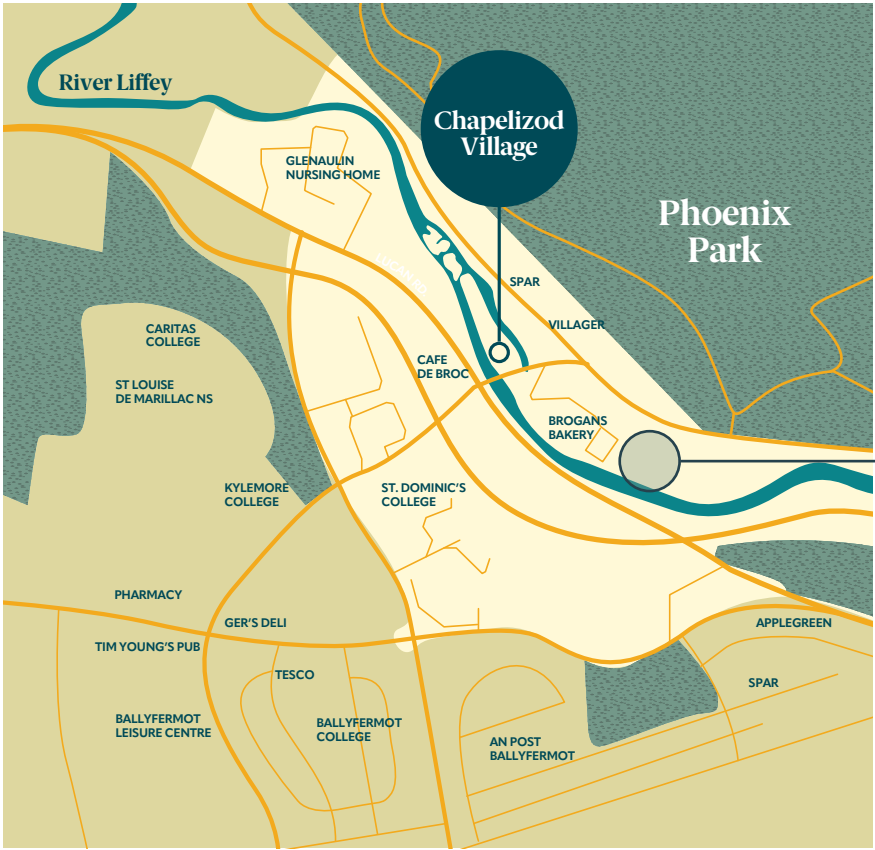


SUPERBLY CONNECTED

The area benefits from strong connectivity to Dublin City centre and beyond. The Chapelized Bypass provides a busy link between the City Centre and the N4 and western suburbs.

Chapelized benefits from good public transport links including several Dublin Bus routes providing direct access to Dublin city centre and neighbouring suburbs. Intercity trains and LUAS are located approx. 3.5km away at Heuston Station.

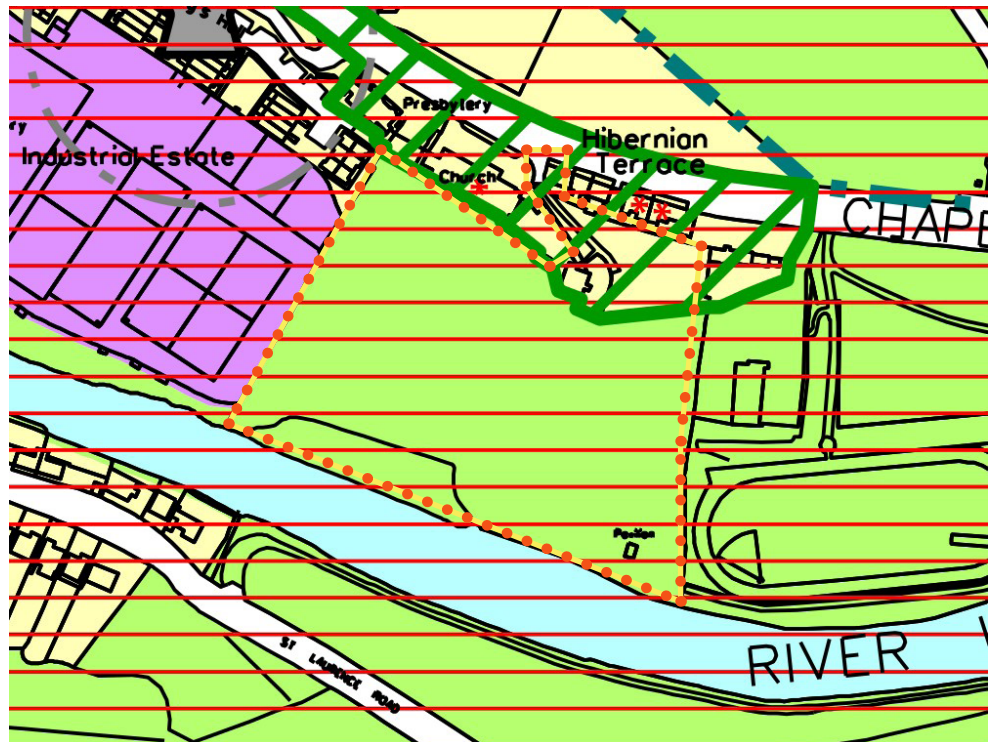






SITE ZONING

The entire site extends to approx. 2.15Ha (5.32Ac) and comprises two zoning objectives:



Primary Land Use Zoning Categories	Specific Objectives
Z1 - Sustainable residential neighbourhoods	Conservation areas
Z2 - Residential neighbourhoods (Conservation Areas)	Architectural conservation area
Z3 - Neighbourhood centers	*** Protected structure (RPS takes precedence)
Z4 - Key urban villages / urban villages	Record of monuments and places (RMP)*
Z5 - City center	Record of monuments and places (RMP)*
Z6 - Employment/ Enterprise	National monuments
Z7 - Employment (Heavy)	COMAH establishments (SEVESO establishments)
Z8 - Georgian Conservation Areas	LAP (Local area plan) & SDZ (Special development zone)
Z9 - Amenity /Open space / Green network	Dublin airport outer public safety zone
Z10 - Inner suburban and inner city sustainable mixed-uses	Dublin airport noise zones
Z11 - Waterways protection	ROADS - roads street and bridge schemes
Z12 - Institutional land (future development potential)	
Z13 - Strategic development and regeneration areas	
Z14 - Community and social infrastructure	

- **Approx. 0.21Ha (0.52Ac) Zoned Z1 – “Residential” - Sustainable Residential Neighbourhoods. Zoning Objective RES: To protect, provide and improve residential amenities.**

Z1 – Permissible Uses

Assisted living/retirement home | buildings for the health | safety and welfare of the public | childcare facility | community facility | cultural/recreational building and uses | delicatessen | education | embassy residential | enterprise centre | halting site | home-based economic activity | medical and related consultants | open space | place of public worship | public service installation | residential | shop (local) | sports facility and recreational uses | training centre.

Z1 – Open for Consideration Uses

Allotments | beauty/ grooming services | bed and breakfast | betting office | Build to Rent residential | café/tearoom | car park | civic and amenity/recycling centre | garden centre/plant nursery | guesthouse | hostel (tourist) | hotel | industry (light) | laundromat | live/work units | media-associated uses | mobility hub | off-licence | off-licence (part) | office | park and ride facility | petrol station | pigeon loft | postal hotel/motel | primary health care centre | public house | residential institution | restaurant | student accommodation | veterinary surgery.

- **Approx. 1.94Ha (4.8Ac) Zoned Z9 – “Open Space” - Amenity / Open Space Lands / Green Network Zoning Objective OS: To preserve, provide and improve recreational amenity and open space and green networks.**

Z9 – Permissible Uses

Allotments | cemetery | club house associated with the primary Z9 objective | municipal golf course | open space | public service installation.

Z9 – Open for Consideration Uses

Boarding kennel | café/tearoom | caravan park/camp site (holiday) | car park for recreational purposes | childcare facility | civic and amenity/recycling centre | community facility | craft centre/craft shop | crematorium | cultural/recreational building and uses | garden centre/plant nursery | golf course and clubhouse | place of public worship | restaurant | shop (local) | sports facility and recreational uses | water-based recreational activities.



FEASIBILITY STUDY

A feasibility study has been prepared by HKR Architects (Jan 2023) which identified the potential for 29 apartments on the residential-zoned portion of the lands.

The 29 apartments comprise 14 one-beds and 15 two-beds all in one four-storey block. The feasibility allows for 21 surface car parking spaces and private amenity spaces.

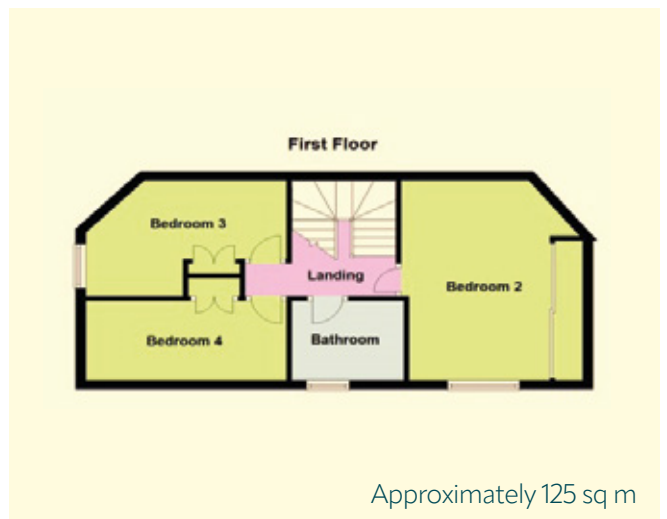
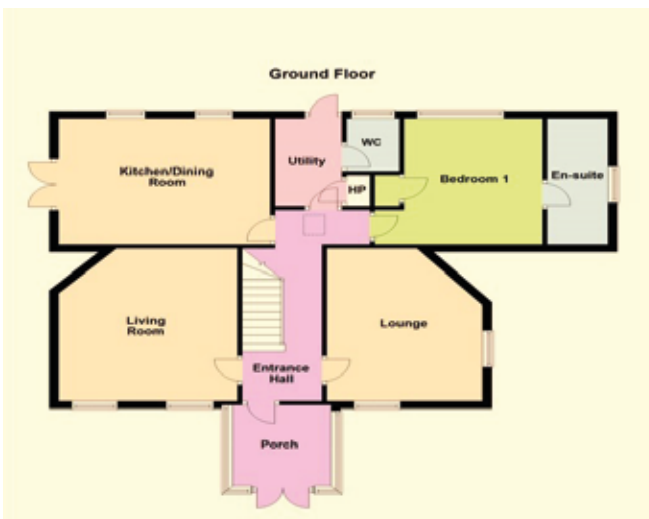
The feasibility also shows the part demolition and refurbishment of 5 Hibernian Terrace. This will provide improved access and wider driveway for large service vehicles that need to access the proposed development.





Willow Vale is a 4-bedroom detached property located centrally within the site and accessed via a private laneway off Chapelizod Road.

The house comprises of living accommodation, kitchen and dining area and a bedroom with en-suite on the ground floor. At first floor there are three bedrooms and a family bathroom. The property is surrounded by extensive grounds with approximately 200m of river frontage to the River Liffey. Willow Vale also benefits from ample car parking to the front of the property.



Approximately 125 sq m

5 Hibernian Terrace is a 2-storey end of terrace house fronting onto Chapelizod Road.

Spanning over two floors, the property comprises of an entrance hall, three bedrooms, two bathrooms and a shower room, a kitchen/dining area and a generously sized living area. 5 Hibernian Terrace is in need of modernisation and refurbishment.



Approximately 87 sq m

Data Room

For access to the Data room, please contact the sole agents.

Method of Sale

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

Services

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

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