



Map outline for identification purposes only

FOR SALE BY PRIVATE TREATY

On the instructions of Enable Ireland Prime Residential Development Opportunity at Church Road, Bray, Co. Wicklow.

- Landmark development opportunity on one of Bray's most sought-after and established residential addresses.
- Located within a short walking distance to Bray Main Street and Dart Station
- Superb frontage to both Church Road (c. 30m) & Vevay Road (c. 113m)
- Total site area approx. 0.4945 ha (c.1.22 acres) including fine period building
- Zoned RE1 under the Bray Town Development Plan 2011 - 2017 - Suitable for residential development (Subject to Planning Permission).
- Easily accessible to both M11 and M50 road networks
- Elevated site with panoramic views from Wicklow Mountains to Howth Head

GOOD NEWS IN STYLIC

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ADVISORY DIVISION

T: 01 4912600



LOCATION

The property is located on one of the most established and exclusive residential addresses in the Bray area with virtually all amenities within walking distance of the subject lands including the extensive shopping and leisure facilities which Bray Town Centre has to offer. Bray Dart Station is also within walking distance, providing quick and easy access to Dublin City Centre. The M11 and M50 are also within easy reach of the subject land.

DESCRIPTION

The property comprises a broadly rectangular shaped site of approximately 0.4945 ha or 1.22 acres located in an elevated position at the southern end of Bray Town, c.200 meters from Bray's main shopping and retail district. Please note that the area coloured yellow on the enclosed map are lands being retained by "Enable Ireland" over which a right of way is being granted to the purchaser.

The site benefits from substantial road frontage to the Church Road and Vevay Road, and offers panoramic views from the Wicklow Mountains to Howth Head.

The lands also boast a fine detached Regency-style period property, Carrigbrea, dating from c.1816. This property is listed as a protected structure (No. 106 on the Record of Protected Structures). Please note that a full conservation report has been commissioned and is available on request from the selling agent.



TOWN PLANNING

The lands were rezoned Objective RE1 under the current Bray Town Council Development Plan 2011-2017. RE1 is defined under the current development plan as follows: "Primarily Residential Uses - To protect existing residential amenity; to provide for appropriate infill development; to provide for new and improved ancillary services.'

Use classes Related to the 'RE1' Zoning Objective permit in principal the following:

Church, Crèche/Nursery School, Open Space, Private Garage, Public Services, Residential.

Not normally permitted but open for consideration are the following use classes:

Bed and Breakfast, Community Recreational Buildings, Community Facility, Cultural Use, Doctor/Dentist, Education, Guest House, Halting Sites, Health Centre, Local Neighbourhood Services, Local Convenience/ Neighbourhood Shops, Public House, Recreational Facility/Sports Club, Residential Institution, Restaurant, Retirement Home, Small Home Based Economic Activity.

SERVICES

We understand all main services are available to the property but would advise all interested parties to satisfy themselves as to the availability and adequacy of same.

TITLE

We understand the property is held freehold.

BER EXEMPT

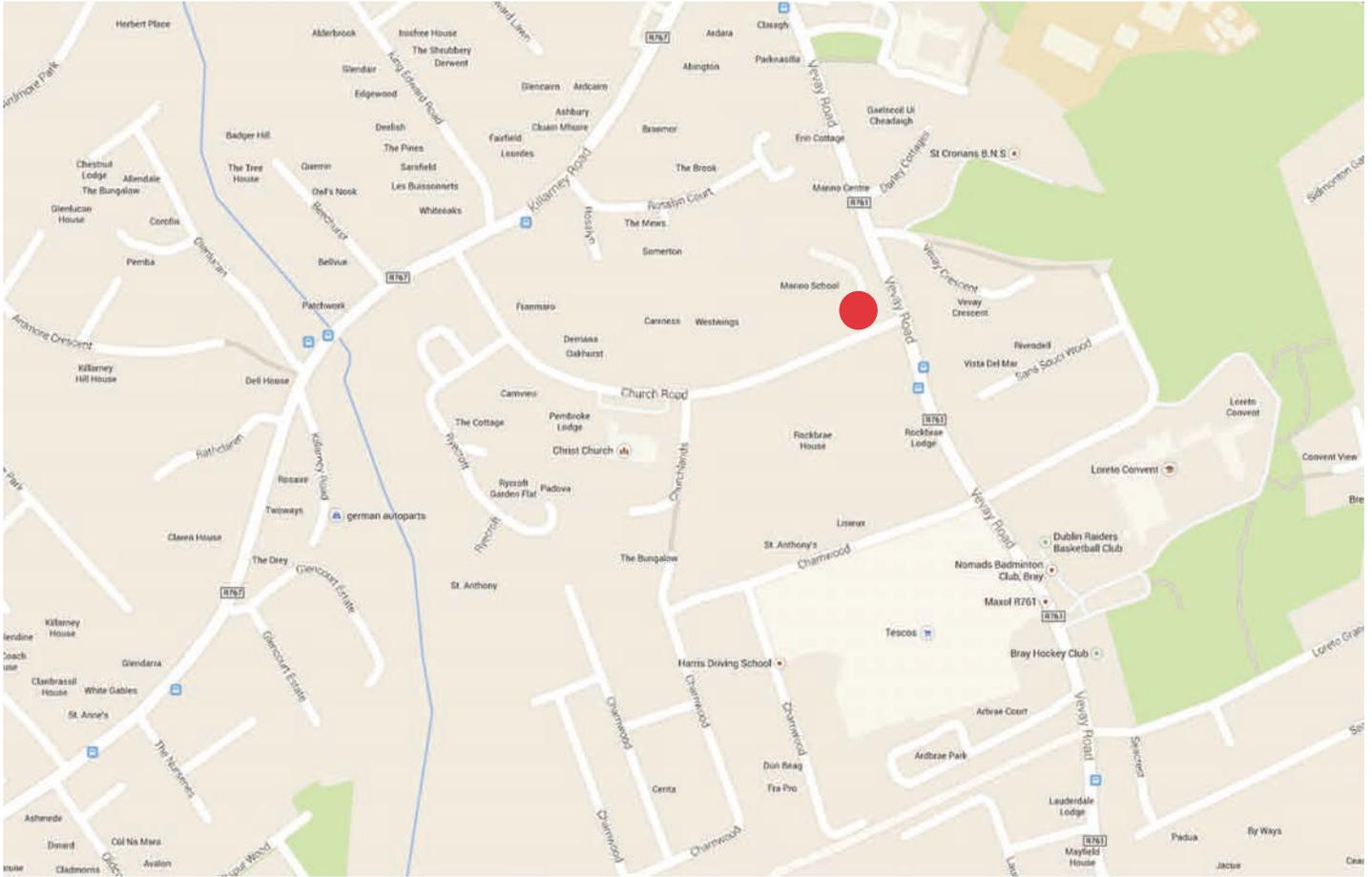
SOLICITOR

Mark Barr, Arthur Cox, Earlsfort Centre, Earlsfort Terrace, Dublin 2.

ASKING PRICE: €1,750,000 + VAT



Prime Residential Development Opportunity



Ordnance Survey Ireland Licence No AU 0014114 Government of Ireland

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