

Lisney

BER EXEMPT



Belgard Road, Tallaght, D24

LANDMARK & PROMINENT DEVELOPMENT SITE



Superb profile and well-known site adjacent The Square Tallaght Town Centre and N81/M50.



Approx. 0.89 ha (2.20 acres) zoned TC "To protect, improve and provide for the future development of Town Centre".



Existing planning application through the SHD process for 310 BTR apartments, creche, retail and associated works.



Excellent opportunity to re-apply for a revised scheme with potential for student accommodation.



Title Freehold.



Bids Date 5pm Friday 7th June.



## Location

The property is situated on the western side of Belgard Road approx. 200m north of the N81 adjacent The Square, Tallaght Town Centre. It is bounded on the east by Belgard Road, the north by Old Blessington Road, the east by Belgard Square East and by a McDonald's Restaurant to the south

Tallaght is approx. 2km west of the N81/M50 junction and is approx. 12km southwest of Dublin City Centre. The area has a wide range of both commercial and residential uses with The Square SC, TU Dublin Tallaght Campus and large employers such Tallaght University Hospital and Henkel.

It is a prominent and well-known site of the former Woodies store and is immediately at the gateway to the main retail area in the heart of Tallaght. It benefits from it's proximity to the M7, M50 and N81 along with LUAS Red line services to the city centre and Docklands.

## Description

The property comprises a regular shaped and level site of approx. 0.89 ha (2.2 acres) with no buildings on site. The surface is uneven but does include part of the former car park for the previous retail store on site.

## Town Planning

The lands are Zoned TC "To protect, improve and provide for the future development of Town Centres" under the South Dublin County Council Tallaght Town Centre Local Area Plan 2020.

## Proposed Scheme

Comprises a mixed-use development including approx. 2,289sqm of retail/commercial floor space across 10 no. units including retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor level.

310 no. build to rent residential apartments including 99 no. one bedroom units, 203 no. 2 bedroom units and 8 no. three bedroom units within a part 6 to part 12 no. storey development across 3 blocks over partial basement.

For further information please see [www.thehavenshd.ie](http://www.thehavenshd.ie)

## Services

All mains services are supplied and connected adjacent the site which include water, electricity, drainage, sewerage and broadband.

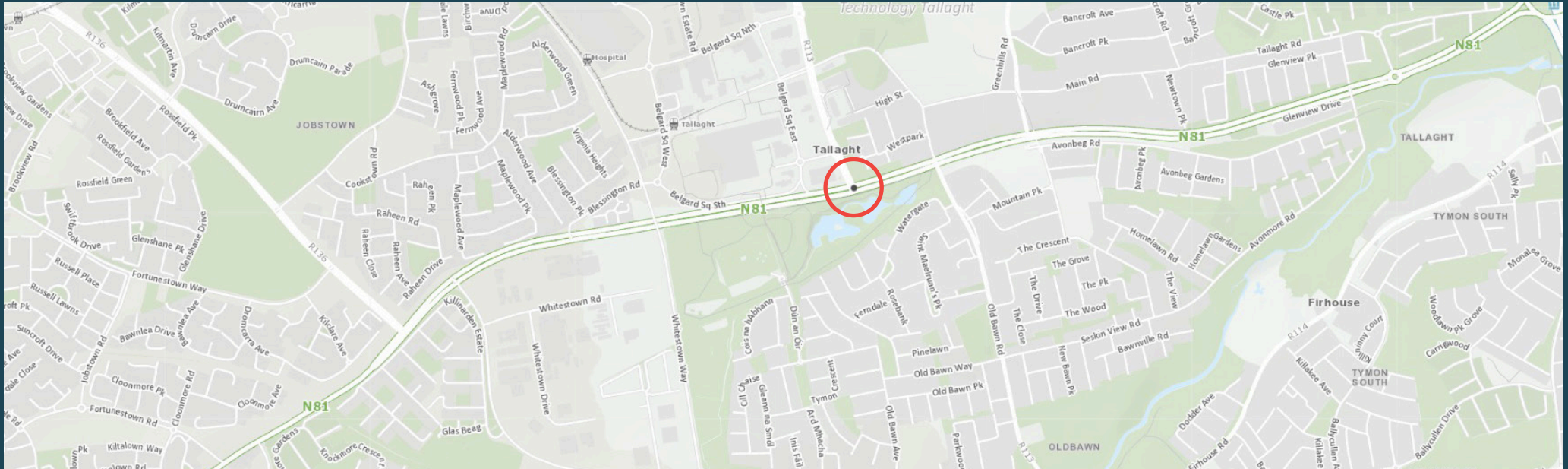
## Title

Freehold

## Price

Price on Application.





## For further information

Viewings by appointment only.

For further information please contact 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.