



72 - 74 OLD KILMAINHAM ROAD

DUBLIN 8 | D08 A6CP

FOR SALE

THE SITE



Profile corner site in the heart of Dublin's most exciting and rapidly changing district



Approx 0.052 ha (0.13 acres)



FULL Planning Permission for 62 bed Co-Living Scheme (Granted June 2022)



Zoned Z1 "Sustainable Residential Neighbourhoods"



Suitable for a wide range of other uses subject to planning permission



Existing derelict building former public house of approx. 575 sq. m. (6,189 sq. ft)



Title: Long Leasehold



LOCATION

The property occupies a high-profile position on the corner of Brookfield Road and Old Kilmainham Road adjoining DPL DIY Home Improvements Centre approx. 250m east of the historic Kilmainham Jail and approx. 3km west of O'Connell Bridge. The area comprises of mixed commercial and residential uses with a new 79 unit apartment development close-by on Brookfield Road and the property is conveniently located within 150 m of the New Children's Hospital. Nearby facilities include the Hilton Hotel Kilmainham, The Royal Hospital Kilmainham, St. Patrick's University Hospital and St. James's Gate Guinness Brewery.



150 m

North of the New
Children's Hospital



550 m

North of Rialto
LUAS stop



500 m

South of the
Hilton Hotel



1 km

South of Heuston
Train Station

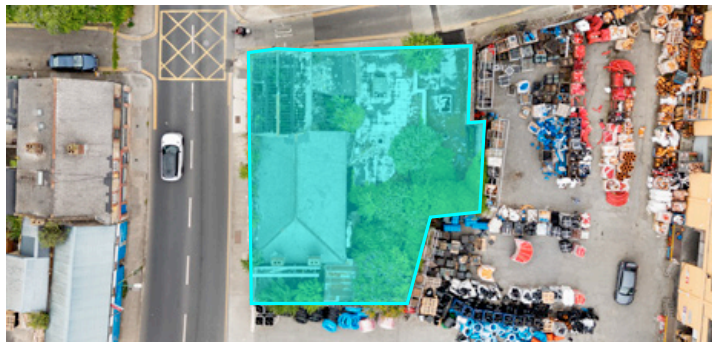


DESCRIPTION

The prominent site extends to approx. 0.052 ha (0.13 acres) and comprises an existing 2 and 3 storey former public house of approximately 575 sq. m. (6,189 sq. ft), which has been derelict for a number of years. It slopes upwards from north to south and has frontage on to Old Kilmainham Road of approx. 25m.

EXISTING PLANNING PERMISSION

The planning reference number is Reg. Ref. 4009/20 and the planning permission is for 62 Bed Co-Living units with additional amenities, shared kitchens, gym, bicycle store and a ground floor cafe. This is a unique and rare opportunity to develop a co-living scheme in Ireland as this type of planning permission is no longer being granted.



ZONING

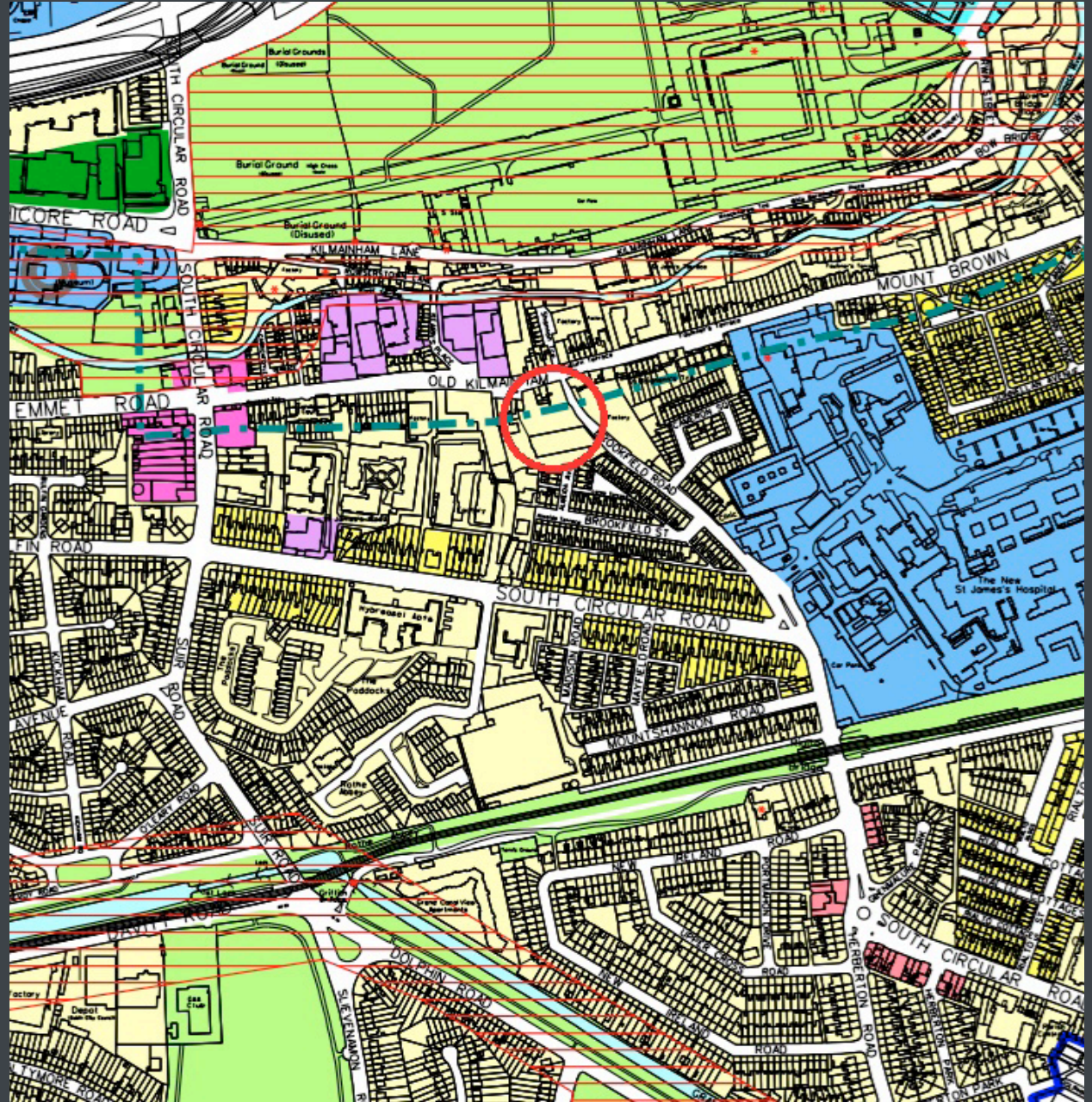
The subject site is situated in an area that is zoned Z1 "To protect, provide and improve residential amenities" under the Dublin City Development Plan 2022 - 2028.

The vision for residential development in the city is one where a wide range of accommodation is available within sustainable communities where residents are within easy reach of services, open space and facilities such as shops, education, leisure, community facilities and amenities, on foot and by public transport and where adequate public transport provides good access to employment, the city centre and the key district centres.

In both new and established residential areas, there will be a range of uses that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship with the immediate community and have high standards of amenity, such as convenience shopping, crèches, schools, nursing homes, open space, recreation and amenity uses.

Permissible Uses include: buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/recreational building and uses, education, embassy residential, enterprise centre, halting site, home-based economic activity, medical and related consultants, open space, park a-and-ride facility, place of public worship, public service installation, residential, shop (local) and training centre.

Uses Open for Consideration include: bed & breakfast, betting office, car park, civic and amenity/recycling centre, garden centre, golf course and clubhouse, hostel, hotel, industry (light), live/work units, media-associated uses, petrol station, pigeon lofts, public house, restaurant and veterinary surgery.



TITLE

Long Leasehold

PRICE

On Application

BER



No: 800737462

Further Information & Viewing

For further information please contact joint selling agents Lisney and Robert Colleran.

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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. Robert Colleran Property Consultants Limited PSL 001528.