



For Sale by Private Treaty

Prime Development Opportunity

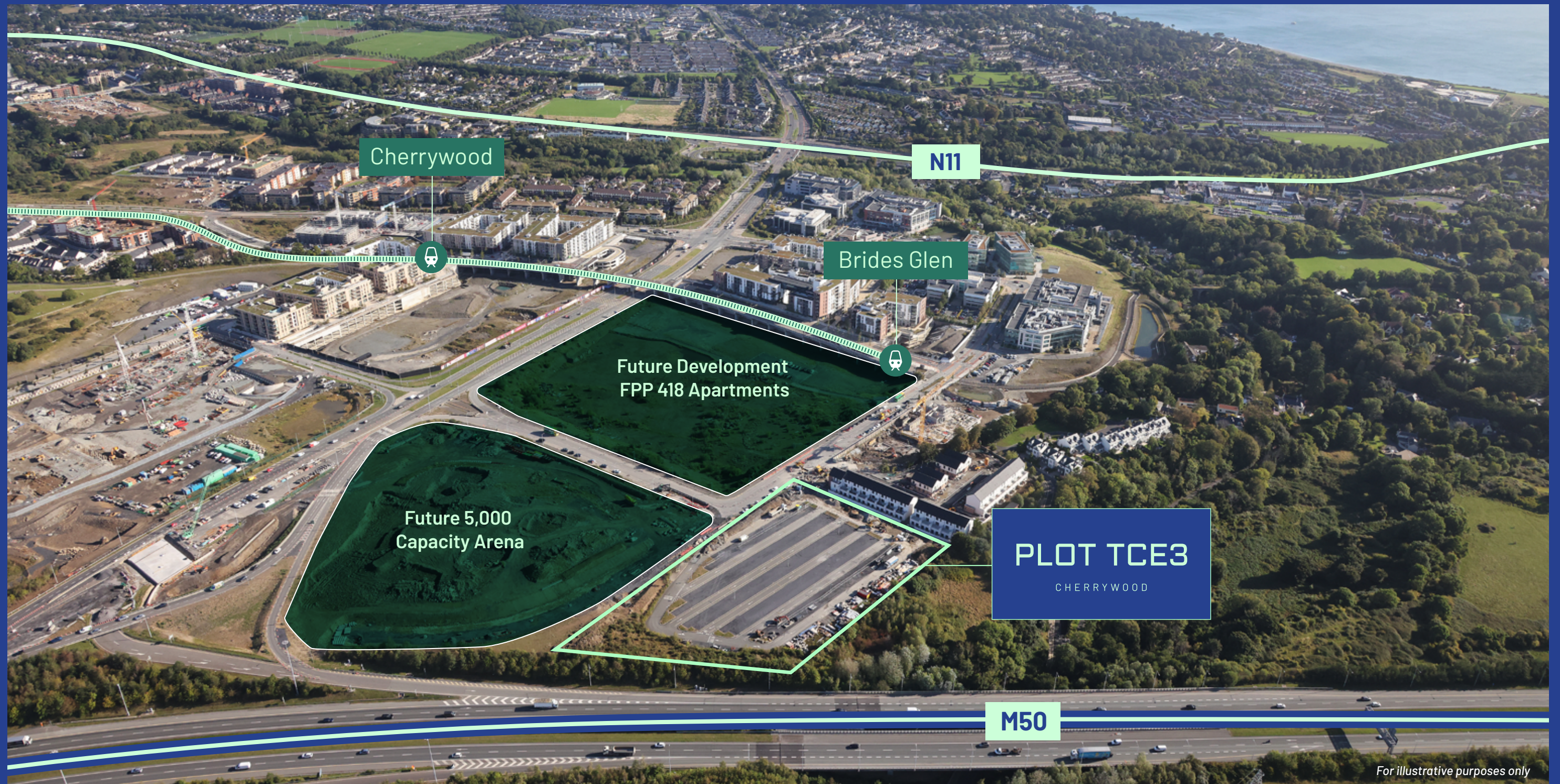
# PLOT TCE3

CHERRYWOOD, DUBLIN 18



SCOPE FOR 251 APARTMENTS

Vacant Possession Provided



## EXECUTIVE SUMMARY



**Prime development opportunity** situated within Cherrywood Strategic Development Zone (SDZ)



Site extends to approx. **1.94 Hectares ( 4.79 Acres)**



Scope for **38,800 sq. m.** including **251 apartments**



Currently in use as a **492 space car park** - vacant possession will be provided



**Unrivalled accessibility**  
M50 Motorway,  
N11 Dual Carriageway  
& Green Luas Line



The land is zoned for a lucrative mixed use split of **55% Residential and 45% Strategic Urban Employment**

CONNECTIVITY

Cherrywood benefits from a strategic location just off junction 16 of the M50 motorway, Dublin’s primary orbital roadway.

The N11 / M11 dual carriageway is within close proximity providing excellent vehicular access to Dublin city centre which is situated approximately 15km north of the site. Furthermore, Dublin Airport and Dublin Port are easily accessed via the N11 or the M50 motorway 18km and 28km to the north, respectively.

Excellent public transport links serve the area with the LUAS green line bisecting Cherrywood with four stops serving the Strategic Development Zone. The closest stop to Plot TCE3 is located just 250 meters away at Brides Glen with travel time to Dublin city centre of approximately 25 minutes with peak time trams running every 3 to 5 minutes.

Dublin Bus services the area through a number of routes offering frequent connections to the City Centre, Dun Laoghaire, Bray and Shankill. The nearest stop is just 200 meters to the east of the site. The 7, 111, L14 and X2 are the primary routes that run along the Cherrywood Quality Bus Corridor and the N11 Quality Bus Corridor under the BusConnects network.

Slightly further afield, Shankill Railway Station (approx. 2.5km east) provides DART services to the city centre and as far north as Malahide in north Dublin.



For illustrative purposes only

## LOCATION

Cherrywood Town Centre benefits from an excellent south Dublin location with convenient access to a wide range of transport facilities connecting to Dublin city centre.

Located within close proximity to Dublin's coastline, Cherrywood has experienced significant growth in both commercial and residential sectors in recent years with the completion of approximately 35,000 sq. m. of office space and in excess of 5,500 residential units. With the planned delivery of a grocery anchored retail centre, a private hospital and a sports and entertainment arena, Cherrywood represents one of Ireland's largest and fastest growing urban destinations.

In addition to the significant recent and planned growth, Cherrywood already incorporates a well-established commercial campus including blue chip occupiers such as Aviva, Out Insurance, Elavon, Dell, Abbott Ireland, Laya Healthcare and the Mater Private. In conjunction with the delivery of a number of new residential schemes, the 388-hectare Cherrywood SDZ offers a wide range of amenities including three extensive public parks, sports and recreation facilities, primary and secondary schools, retail outlets along with being just 1km from Dublin's coastline.



For illustrative purposes only



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## THE PROPERTY / ZONING

The subject site is broadly regular in shape and comprises a total area of 4.79 acres (1.94 ha). The property has existing access from Cherrywood Avenue to the north. Beckett Road (1.6km link road) is currently under construction and will provide a further access point at a future date.

The site is bound by the Bride's Glen Grove residential development, currently under construction, and the Glencarrig residential estate to the east. The M50 motorway bounds the site from the west while undeveloped lands are situated to the south and north. Topographically the site is generally level throughout.

The property currently comprises of an existing surface level public car park including 492 surface level car spaces leased under 6 separate licence agreements.

For clarity, no tenants have accrued any rights of renewal. A copy of the tenancy schedule can be provided on request.

The property is zoned Town Centre Environs under the Cherrywood Strategic Development Zone (SDZ) which permits a broad range of uses including Residential and Strategic Urban Employment. In a recent amendment to the Cherrywood SDZ, amendment 11, an increased allocation of residential use (55%) was confirmed with a reduction of Strategic Urban Employment Space.

Under the SDZ developers will be able to avail of the fast-track planning application, with the Local Authority required to issue a decision within 8 weeks of receiving the application.

## DEVELOPMENT POTENTIAL

### Excellent Development Potential

Plot TCE3 has benefitted from the recently adopted Amendment No. 11 Cherrywood Town Centre and Environs Review, the purpose of which was to review and alter the Cherrywood SDZ to ensure an appropriate mix, quantum and phasing of uses in the area to secure a balance of employment, commercial, retail, residential, community and social uses.

This amendment has changed the Plot TCE3 use from 100% High Intensity Employment (HIE) to a mix of 55% Residential and 45% Strategic Urban Employment. Based on a plot ratio maximum of 2.0, the maximum gross floorspace that can be

incorporated is 38,800 sq. m. (417,600 sq. ft.) assuming the site area of 19,400 sq. m. (1.94 ha). Furthermore, the overall height range permissible for the site is 3 to 6 storeys.

A planning report provided by BMA Planning indicates potential for a range of between 188 – 251 apartments based on the above densities. The report, however, highlights scope to increase the potential number of units based on the new apartment size and unit mix standards in the 2025 Apartment Guidelines in conjunction with the prescribed gross floor space under the SDZ / Amendment 11.



## FURTHER INFORMATION

### METHOD OF SALE

For Sale by Private Treaty.

### VIEWINGS

All viewings are strictly by appointment only.

### TITLE

We understand that the property is held under Freehold title or equivalent.

### SERVICES

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

### SELLING AGENTS



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