

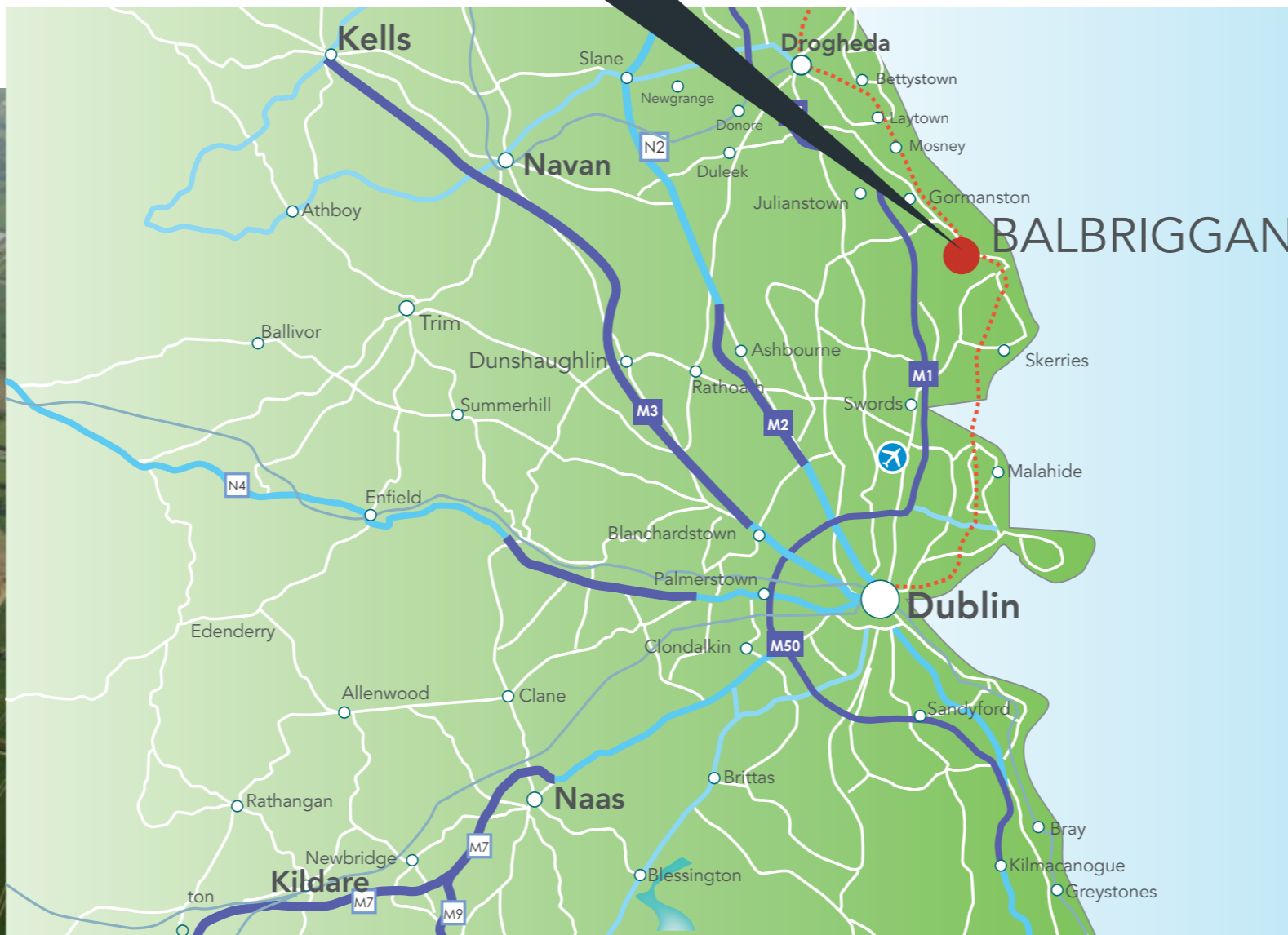
Location



Bremore Pastures

FOR SALE BY PRIVATE TREATY
ATTRACTIVE RESIDENTIAL
INVESTMENT OPPORTUNITY

DUNNES STORES
BALBRIGGAN TOWN CENTRE
EDUCATE TOGETHER SCHOOL
Bremore Pastures 
MILFIELD SHOPPING CENTRE
ST GEORGES SCHOOL
TO M1 MOTORWAY



Balbriggan is a coastal town located off the M1 motorway, approximately 32 km north of Dublin City Centre, 13 km north of Dublin Airport and approximately 22.5km south of Drogheda. The town is designated as a Large Growth Town in the Fingal Development Plan 2011-2017.

The property is located on the north side of the R122, known locally as the Naul Road or Clonard Road, on the western approach to Balbriggan Town in north County Dublin. Bremore is situated approx. 1.58km east of the M1 Motorway and approx 2.2km west of Balbriggan town. Balbriggan

town is served by excellent transportation links. The M1 provides easy access to Dublin Airport, Dublin City centre and The Port Tunnel. The northern rail link from Belfast to Dublin passes through the town.

The area is also well serviced with a range of local neighbourhood facilities including the Castlehill Shopping Centre anchored by Dunnes Stores and a number of other smaller shops including a Pharmacy, Laundrette, cafes etc.

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Bremore Pastures

Balbriggan, Co. Dublin, Ireland **BER C2 D2**



Bremore Pastures



- Attractive residential investment opportunity
- The property comprises of 48 houses, 11 duplex units and 9 apartments within the Bremore housing scheme
- Currently producing a gross rental of approximately €526,920 per annum (85% occupancy)
- When fully let, estimated gross rent of approximately €623,000 per annum
- Located on the outskirts of Balbriggan
- Close to a variety of transport links, schools, shopping and leisure facilities



Description



The subject properties are situated within the Bremore housing scheme. They comprise an attractive mix of 68 houses, duplexes and apartments which are located throughout this well laid out development.

Bremore was developed in 2006 and offers an appealing mix of residential units laid out in a number of cul de sacs. The development has a large amount of greenspace and includes a modern playground.



Floor Plans

TYPE A-H

TYPE C

TYPE J

TYPE E

TYPE M (DUPLX)*

TYPE M (APARTMENT)*

*Types N, P & Q differ from M as they are at the end of terrace with larger windows and stone features on the exteriors.

Schedule of Accommodation



- TYPE E1
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE E1
- TYPE H
- TYPE J
- TYPE R
- TYPE M
- TYPE N
- TYPE P
- TYPE Q

Tenancy



The properties are let under short term residential tenancy agreements. The rents range from €650 to €920 per month. The current gross rental income is €526,920 per annum, equating to a current occupancy rate of 85%.

Tenure

Title to the property is freehold

Pricing

On application.

BER

Rating: C2 to D2
BER Numbers: Available on request from Savills

Description	Type	No. Bedrooms	Size	NO. of Units
House	A	2	70	23
House	C	3	89	15
House	E	3	89	5
House	E1	2	89	1
House	H	2	70	1
House	J	4	104	3
Duplex	M	3	89	6
Duplex	Q	3	89	4
Duplex	P	3	89	1
Apartment	M	2	63	2
Apartment	N	2	63	4
Apartment	Q	2	63	3
Total No.				68