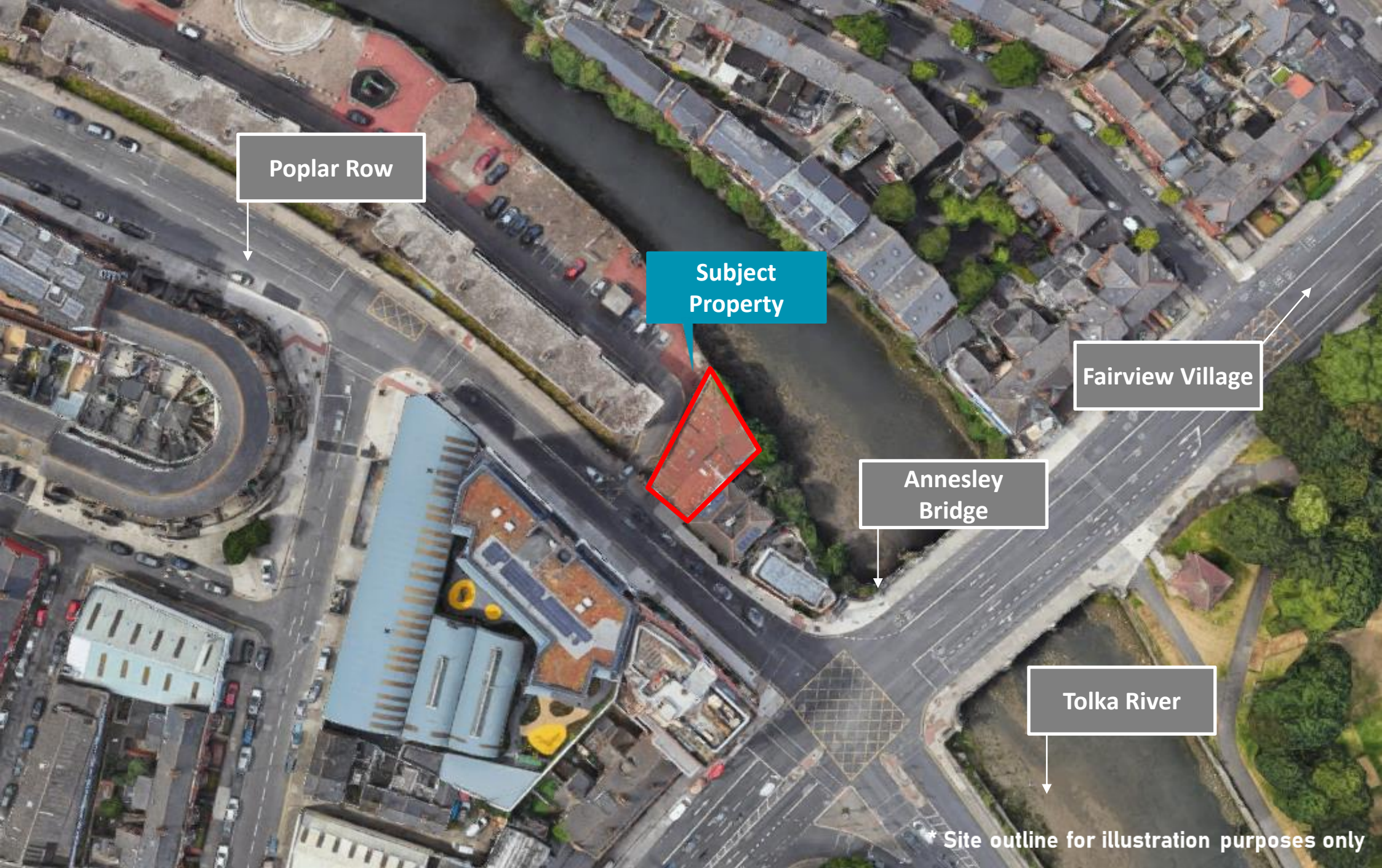




Poplar Row

Subject
Property

Fairview Village

Annesley
Bridge

Tolka River

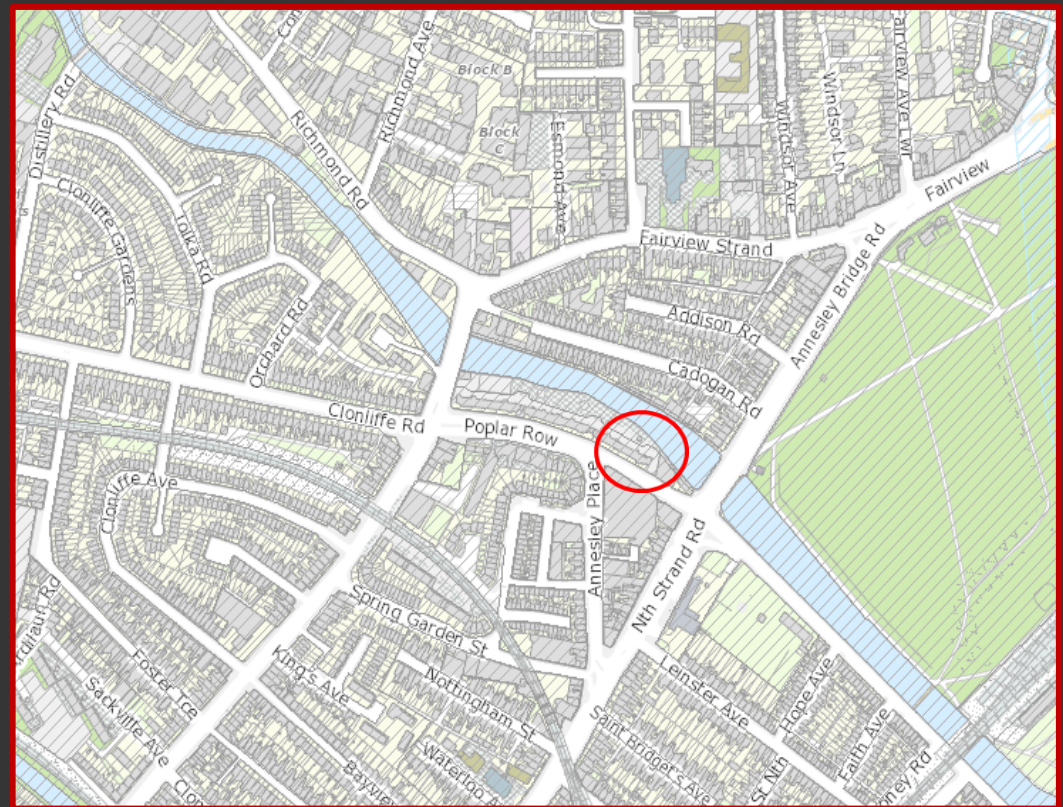
* Site outline for illustration purposes only

For Sale Site at 14A, Poplar Row, Fairview, Dublin 3

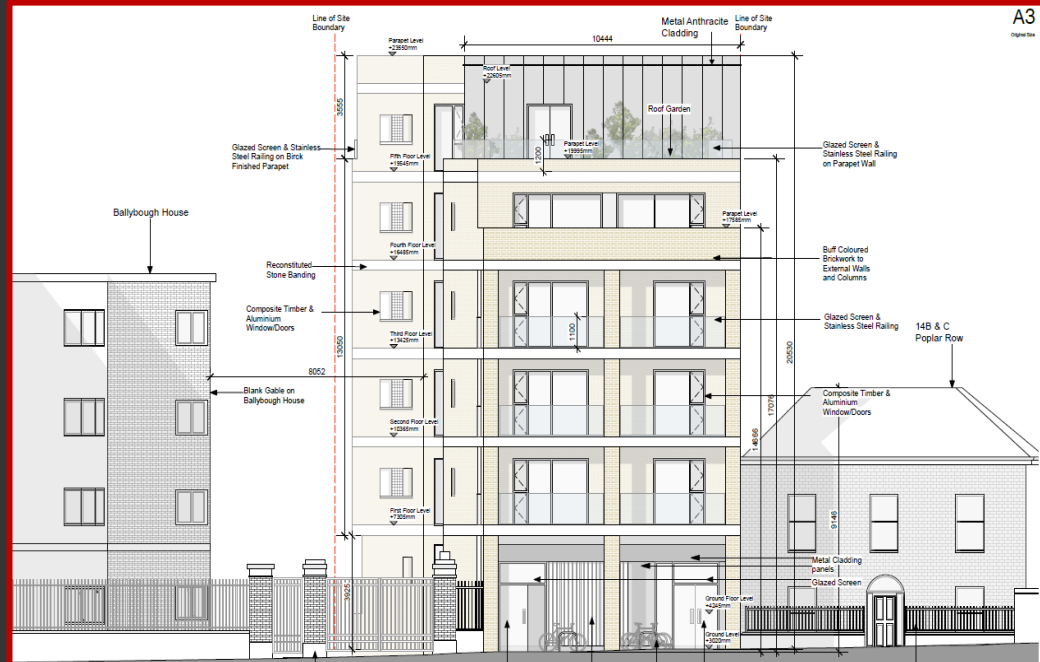
**CUSHMAN &
WAKEFIELD**

Location

- This subject property is situated on Poplar Row, which is off Annesley Bridge Road and adjacent to Fairview Park in Dublin 3. The site is bordered by the Tolka River to the north, a two-story dwelling to the east, Poplar Row (R131) to the south, and Ballybough House, a four storey apartment. Additionally, North Strand Road lies further east from the site.
- The area enjoys the advantages of a frequent bus corridor situated along North Strand Road. Additionally, four railway stations namely, Connolly, Docklands, Clontarf Road and Drumcondra are conveniently positioned within the vicinity. These stations are all reachable within a 5-minute bike ride or a 15-minute walk.
- The site is located less than a 5 minute walk to Fairview Village, which provides typical local services and amenities to the area, while the popular Fairview park is also located adjacent to the site. With Dublin City Centre situated just 1 km north of the site, this will make for an excellent residential scheme in the future.



South Elevation Plan



North East Elevation Plan



Architectural section drawing of a four-story residential building. The drawing shows a cross-section with four floors labeled Apt. 12, Apt. 9, Apt. 6, and Apt. 3. Each floor has a living/dining area and a bedroom. The building features a roof garden, a pergola level, and a carport level. The exterior walls are clad in composite timber and aluminum window/doors. The building is situated next to a Ballybough House, which is shown in a grey tone. The drawing includes various dimensions and labels for materials and structural elements.

This architectural floor plan illustrates a building layout with integrated flood defense measures. The plan is bounded by a 'Line of Building Above' and a 'Line of Building Below'. Key features include:

- Flood Protection Wall:** A wall at Flood Defense Height +4150mm with Metal Railing, located along the top edge of the plan.
- Planters:** Located along the top edge, adjacent to the flood protection wall.
- Temporary Steel Steps for Maintenance Purposes:** Two sets of steps are shown, one at the top left and one at the top right.
- Glazed Screen & Stainless Steel Railing:** Located along the left edge of the plan.
- Translucent Screen:** Located along the right edge of the plan.
- Site Outline in Red:** A red line indicating the site boundary.
- 14B & C Poplar Row:** A row of trees or structures located to the right of the building.
- Internal Spaces:** The plan includes various rooms such as Living Space, Kitchen / Dining, Bedroom, and a Lift Lobby. It also shows a 'Stone' area (6.2 m²) and a 'Protected Lobby'.
- Flood Levels:** Several FFL (Flood Free Level) markers are indicated, such as FFL +4245mm, FFL +4245mm, FFL +3020mm, and FFL +3020mm.
- Other Features:** The plan includes a '2.25m High Metal Railing' along the left edge, a '2 Tier cycle racking system by "Uosta" (20 spaces)', 'Electric store', 'Glazed Aluminium Doors', and 'Stainless Steel Sheffield Bicycle Stands (4 spaces)'.

Method of Sale

Private Treaty

VAT

VAT will be exempt on the sale

Asking price

Price on application

Solicitor's Details

Denis McSweeney

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40 Upper Grand Canal Street
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+353 87 245 7850

Denis McSweeney
Solicitors LLP

Viewings

Viewings are strictly by appointment with sole agents
Cushman & Wakefield

BER Details

BER: Exempt

Services

Full services are readily available to connect into the
site, however we advise that all parties should satisfy
themselves with same

Agent's Details

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