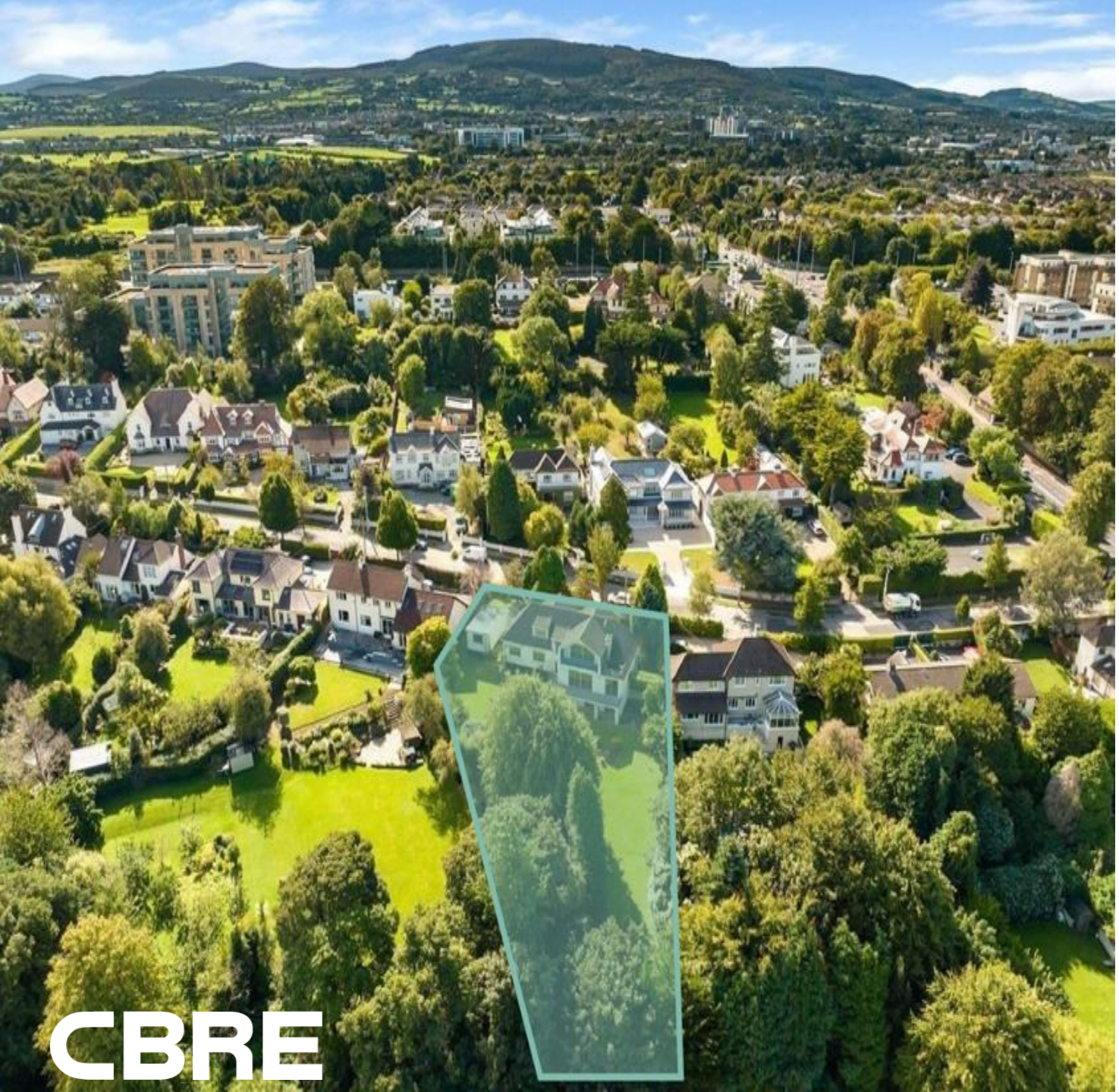


Thornberry,

4 Granville Road, Blackrock, Co. Dublin

Residential Development Site with FPP for 3 Detached Houses

DEVELOPMENT OPPORTUNITY

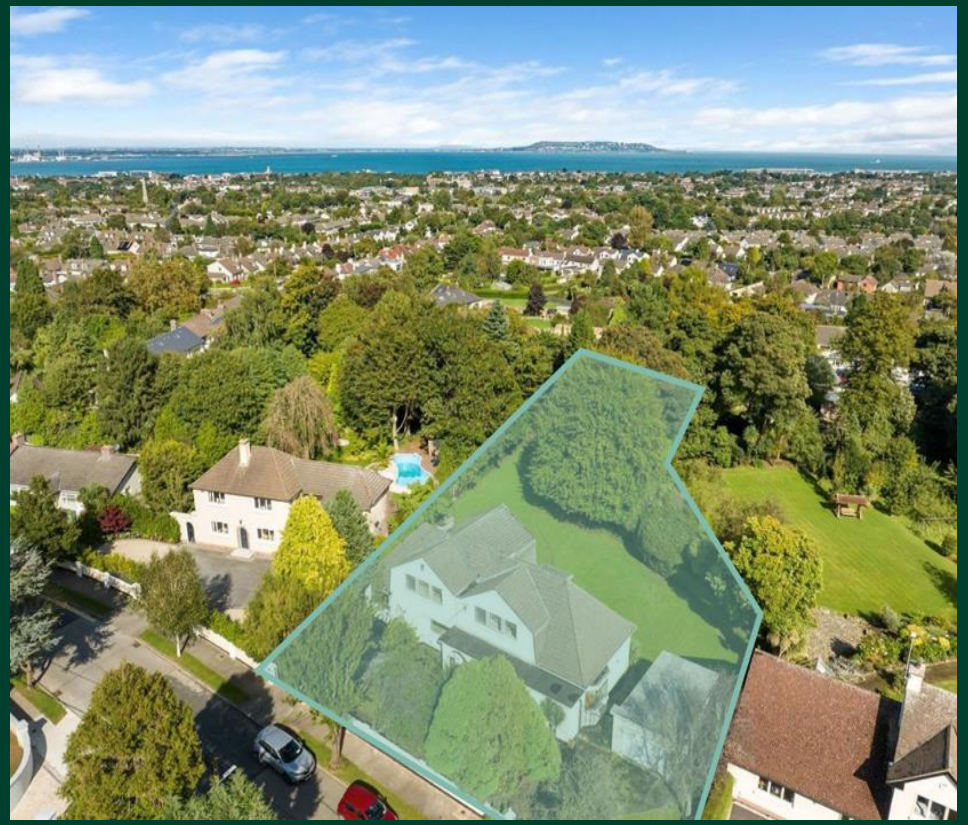
Highly accessible location conveniently located close to Dublin City Centre

Full planning permission for the construction of three detached 4-bedroom houses (D25A/0445, ACP-323434)

Existing four-bedroom detached house on-site extending to 3,300 sq.ft. (306.6sqm)

Zoned Objective A – to provide residential development and improve residential amenity while protecting the existing residential amenities

Highly accessible location conveniently located close to Dublin City Centre, with numerous Dublin Bus routes in close proximity



Site outline for illustrative purposes

Blackrock Park

LOCATION

The subject site is located on Granville Road, a highly sought after established residential area, located just off Newpark Avenue, Blackrock.

The area is characterised by mature tree-lined roads and low-density detached housing, while still offering exceptional convenience to a wide range of local amenities.

Granville Road is conveniently located close to Blackrock, an affluent coastal suburb in South Co. Dublin. Blackrock is approx. 6km from Dublin City Centre and offers a range of amenities including Blackrock Park, shops, restaurants and cafes.

Blackrock DART station offers quick access to Dublin City Centre and the surrounding areas. It is also well served by multiple Dublin Bus routes and is conveniently located near the N11 & N31 road network, providing connectivity to the M50 motorway and Greater Dublin Area.

DESCRIPTION

The subject site currently comprises an existing detached house extending to approx. 306.58 sqm (3,300 sq.ft) and the garage extends to approx. 43 sqm (462.8 sq.ft.)

The site has the benefit of planning permission for three detached four bedroom houses ranging in size from 2,592 – 2,864 sq.ft.

The site is strategically located off Newpark Avenue, with the surrounding area predominantly consisting of large detached houses.

The site is zoned Objective A under the Dun Laoghaire Rathdown Development plan 2022 -2028 to provide for residential development and improve residential amenity while protecting the existing residential amenities.

Existing house

PERMITTED DEVELOPMENT

The permitted development provides an exceptional opportunity to create a high-end residential development in a highly sought after location. The scheme allows for the demolition of the existing two-storey detached dwelling (3,300 sq.ft.) and single-storey detached garage (462.8 sq.ft.), replacing them with three four-bedroom detached homes set over two storeys plus basement (D25A/0445, ACP-323434-25).

The thoughtfully designed residences will range from approximately 240.8 to 266.04 sq.m. in size, each benefitting from generous private amenity space.

As part of the development, the existing front boundary wall will be replaced, making way for three new individual vehicular entrances.

Each house will feature two private, in-curtilage parking spaces.

The CGIs included are for illustrative purposes only.

CGI of permitted development for illustrative purposes only

CGI of permitted development for illustrative purposes only

PERMITTED DEVELOPMENT

House Number	House Type	Size Sqm	Size Sq.Ft
Unit 4A	Type A	240.8	2,592
Unit 4B	Type B	266.04	2,864
Unit 4C	Type B	266.04	2,864

Permitted Development Floor Plan Layout

Site layout plan for permitted development

FURTHER INFORMATION

Viewing

Viewing is strictly by appointment with the sole selling agent.

Services

We understand that all mains services are available to the property, however interested parties are required to satisfy themselves as to the adequacy and availability of services to the property.

Title

We understand the property is held on a freehold title.

BER

BER F

CBRE

Darragh Deasy
Director
Development Land & Consultancy
E: darragh.deasy@cbre.com
M: 087-2865824

Cliona Lenehan
Surveyor
Development Land & Consultancy
E: Cliona.lenehan@cbre.com
M: 087-9627813