

0.77 Ha (1.89 Ac)
For Sale by Private Treaty



Canal House

HERBERTON ROAD, RIALTO, DUBLIN 12

Ready to go residential development with full planning permission for
113 residential units, medical centre (1,490 sq m) & retail/café (80 sq m)



Development Summary



Significant mixed use development opportunity located in Rialto, Dublin 12



Located at the junction of Herberton Road and Dolphin Road, adjacent to the Grand Canal and within 800 metres of the New National Children's Hospital



Highly accessible location within walking and cycling distance of Dublin City Centre and with two LUAS stops at Suir Road & Rialto within 700 metres.



Zoned Z10-Inner Suburban and Inner City Sustainable Mixed Uses



The site has full planning permission for 113 residential units under planning ref: LRD6020/23-S3

- 57 x 1-Bed Apartments
- 56 x 2-Bed Apartments
- 1,490 sq m medical centre & 80 sq m retail/cafe
- 63 car parking spaces and 273 bicycle spaces



Location

Getting to and from Canal House couldn't be easier given the array of transport connections close by along with a host of local amenities

TRAVEL TIMES:

DESTINATION				
Loreto College, Crumlin	450m	7 mins	3 mins	2 mins
LUAS-Suir Road	700m	9 mins	3 mins	3 mins
LUAS-Rialto	700m	9 mins	4 mins	4 min
Crumlin Shopping Centre	700m	9 mins	5 mins	3 mins
New National Childrens Hospital	800m	11 mins	4 mins	3 mins
Saint James Hospital	800m	11 mins	4 mins	3 mins
The Coombe Hospital	850m	12 mins	5 mins	4 mins
Eamonn Ceannt Park	1.4km	21 mins	7 mins	4 mins
Guinness Storehouse	1.6km	22 mins	6 mins	8 mins
Our Lady of Mercy, Drimnagh	1.7km	24 mins	7 mins	4 mins
Crumlins Children Hospital	1.7km	24 mins	8 mins	5 mins
The Royal Hospital Kilmainham	1.7km	27 mins	9 mins	8 mins
Teelings Whiskey Distillery	1.9km	26 mins	8 mins	8 mins
Heuston Station	2.2km	32 mins	11 mins	10 mins
Phoenix Park	2.2km	38 mins	12 mins	10 mins

Source: Google Maps approximate distances and travel time



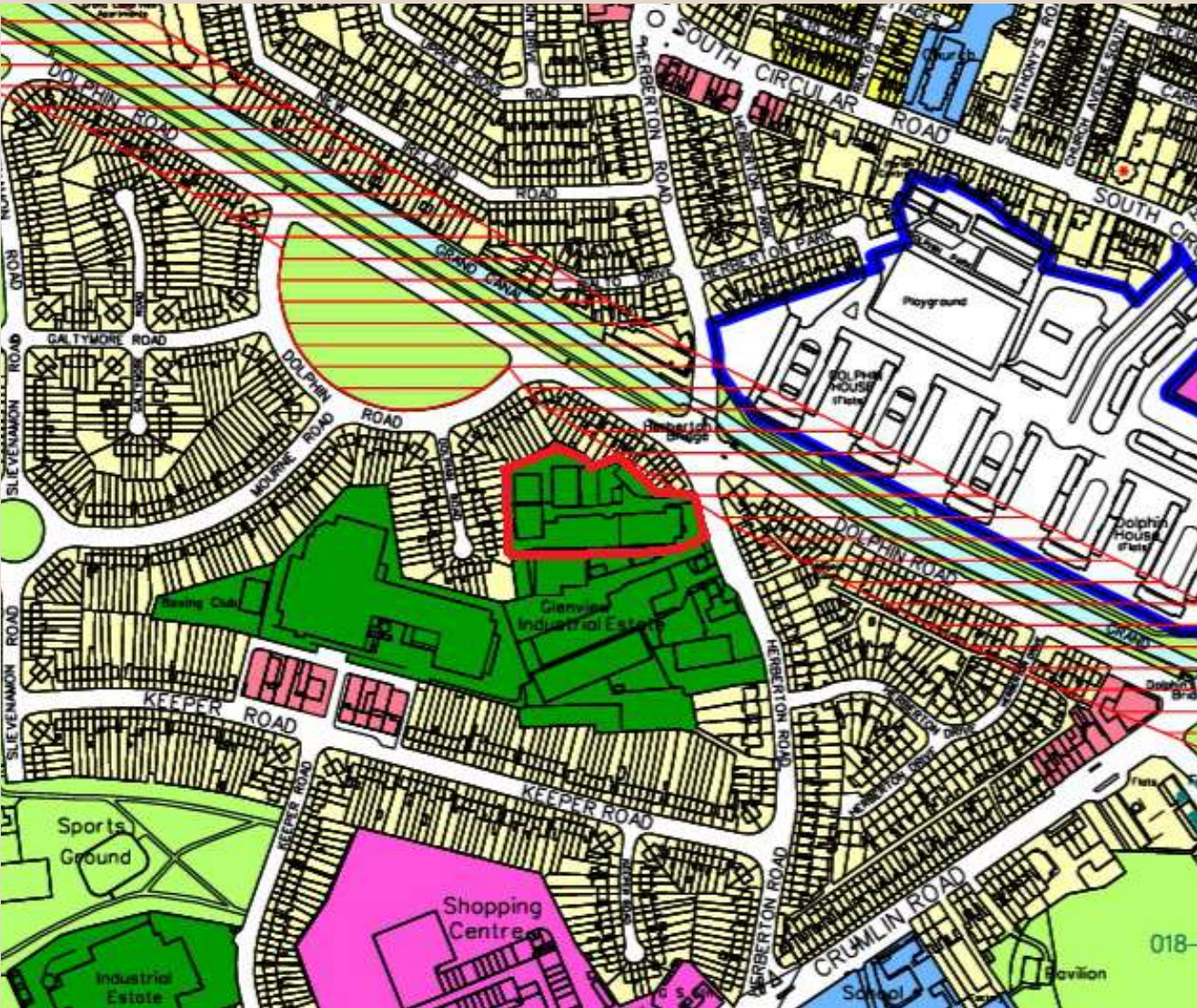
The Property

The existing landholding extends to approximately 0.77 Hectare (1.89 Acre).

The site, which was previously occupied by G4S, comprises of existing office and warehouse buildings. It is bounded to the East by Herberton Road, by rear gardens of residential properties to the North and West, and by industrial units to the South.

Under the Dublin City Development Plan 2022-2028, the property is zoned Objective Z10 Inner Suburban and Inner City Sustainable Mixed-Uses.

The Z10 zoning permits a broad range of uses including Office, Residential, Medical, Life Sciences, Education, Student Accommodation, Nursing Home, Retail along with many other potential uses.



Permitted Scheme

The site has the benefit of full planning permission for 113 residential units (Ref. No. LRD6020/23-S3). Dublin City Council issued a final grant of planning on 17 June 2024 for the construction of a mixed-use development across four blocks including 113 apartments, medical centre (1,490 sq m) & retail/café (80 sq m).

The proposed development would present as 4 blocks ranging from three to six storeys in height. The basement level is accessed

via ramp adjacent to Block B which provides 63 car spaces (60 basement & 3 surface level), 273 bicycle spaces (166 basement & 107 surface level), 5 no. motorbike spaces, alongside refuse, plant, communication and generator rooms and residential storage rooms. A public plaza and open space will be located south of Blocks C and D, while the communal open space within central courtyard and adjacent to northern, western and southern site perimeters (c. 1,186 sq m).

RESIDENTIAL:

Block A - 73 apartment units	1 bedroom	2 bedrooms	Total
Ground floor	5	10	15
First floor	7	9	16
Second Floor	7	9	16
Third floor	5	8	13
Fourth floor	2	5	7
Fifth floor	4	2	6
Total	30	43	73
Block B - 14 apartment units	1 bedroom	2 bedrooms	Total
Ground floor	3	1	4
First floor	2	2	4
Second Floor	2	2	4
Third floor	-	2	2
Total	7	7	14
Block C - 26 apartment units	1 bedroom	2 bedrooms	Total
First floor	5	2	7
Second Floor	5	2	7
Third floor	6	1	7
Fourth floor	3	2	5
Total	19	7	26
Total	56	57	113

COMMERCIAL:

Block C	Sq m	Sq ft
Community/arts/cultural	457	4,919
Block D	Sq m	Sq ft
Community/arts/cultural	128	1,378
Medical centre	1,490	16,027
Retail/café	80	861
Total	2,155	23,196

CGIs



Floor Plans

Ground Floor:



Typical Floor Plan:



Further Information

Data room

For access to the Data room, please contact the sole agents.

Method of Sale

The subject site is being offered for sale by Private Treaty.

Title

It is understood that the property is held in freehold.

Services

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

Website

For further detail please visit our website herbertonroadlrd.ie

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