

DEVELOPMENT SITE | GALWAY CITY CENTRE

C. 0.18 ACRES (0.074 HECTARES)

WITH PLANNING PERMISSION FOR MIXED USE DEVELOPMENT

FOR SALE



BV
REAL ESTATE

PSRA: 003112

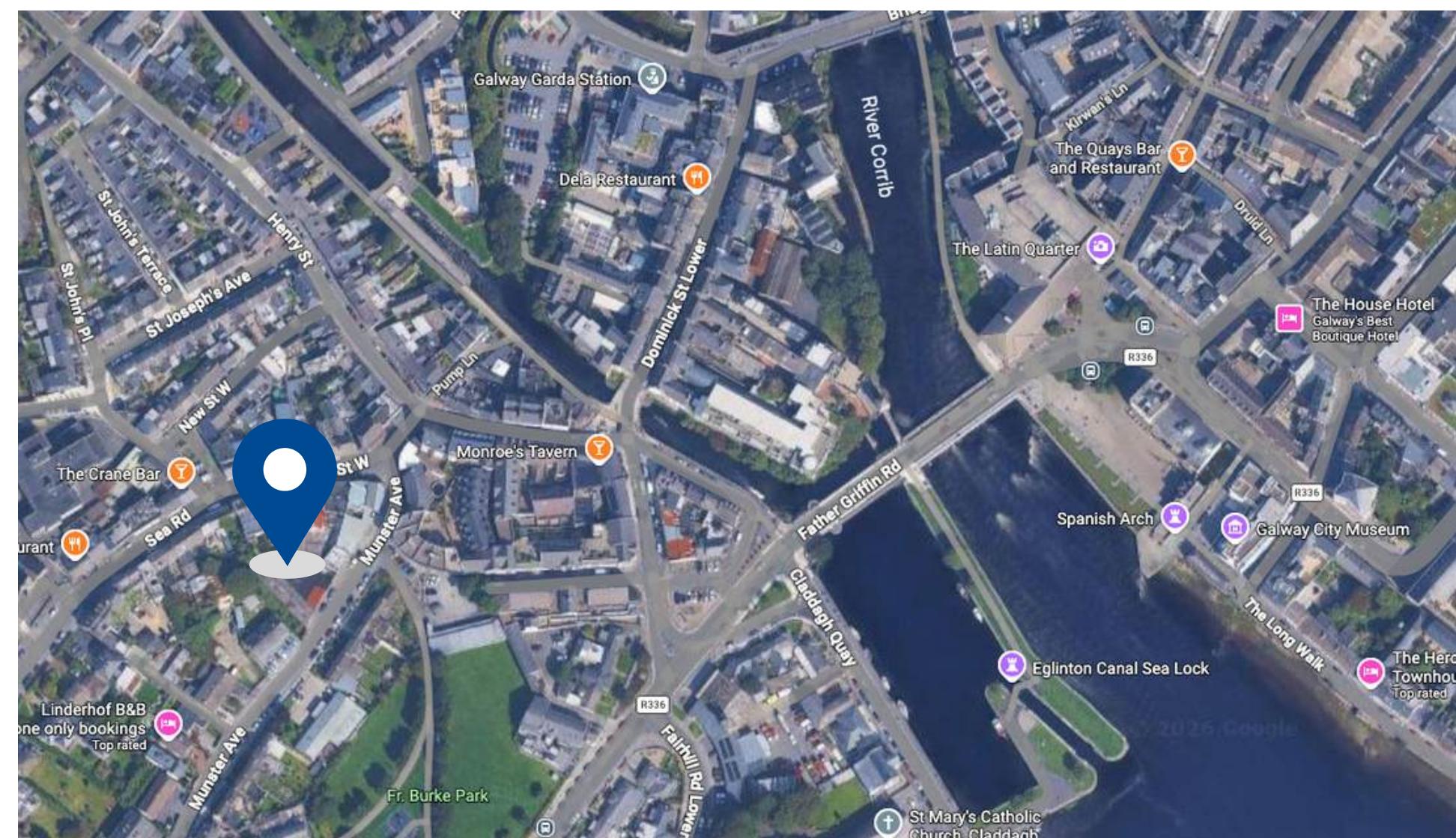
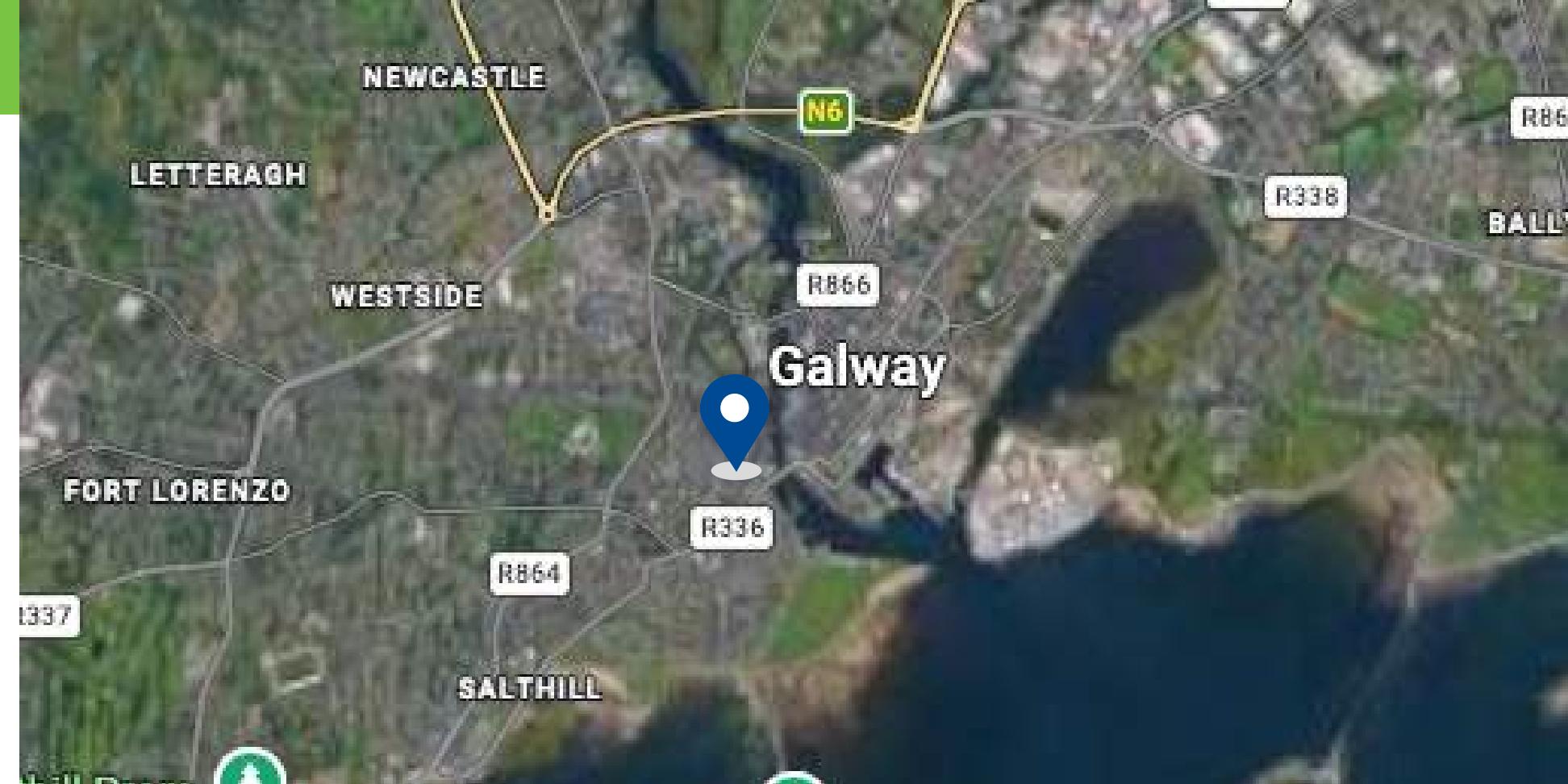
THE OPPORTUNITY

The subject property comprises a **development site extending to c. 0.074 hecates (0.18 acres)** located in **Galway City**, approximately 850 meters south west of Eyre Square

Access to the subject property is directly from **Munster Avenue** running immediately adjacent to the western boundary of the site

Located within the '**West End**' district of Galway City, the subject property offers the astute buyer a unique opportunity to develop a **substantial site close to the heart of Galway City**

 **Location of Development Site, Munster Avenue, Galway**
(Indicative Only, Maps Source: Google Maps)





ZONING & PLANNING

The subject property is located **within the urban area boundary of Galway City** and is zoned '**City Centre CC**' in the current Galway City Council Development Plan 'GCCDP' 2023-2029

City Centre CC zoning provides for ... 'city centre activities and particularly those, which preserve the city centre as the dominant commercial area of the city.' (GCCDP 2003-2029, Extract from 'Part A - Land Use Zoning Policies and Objectives')

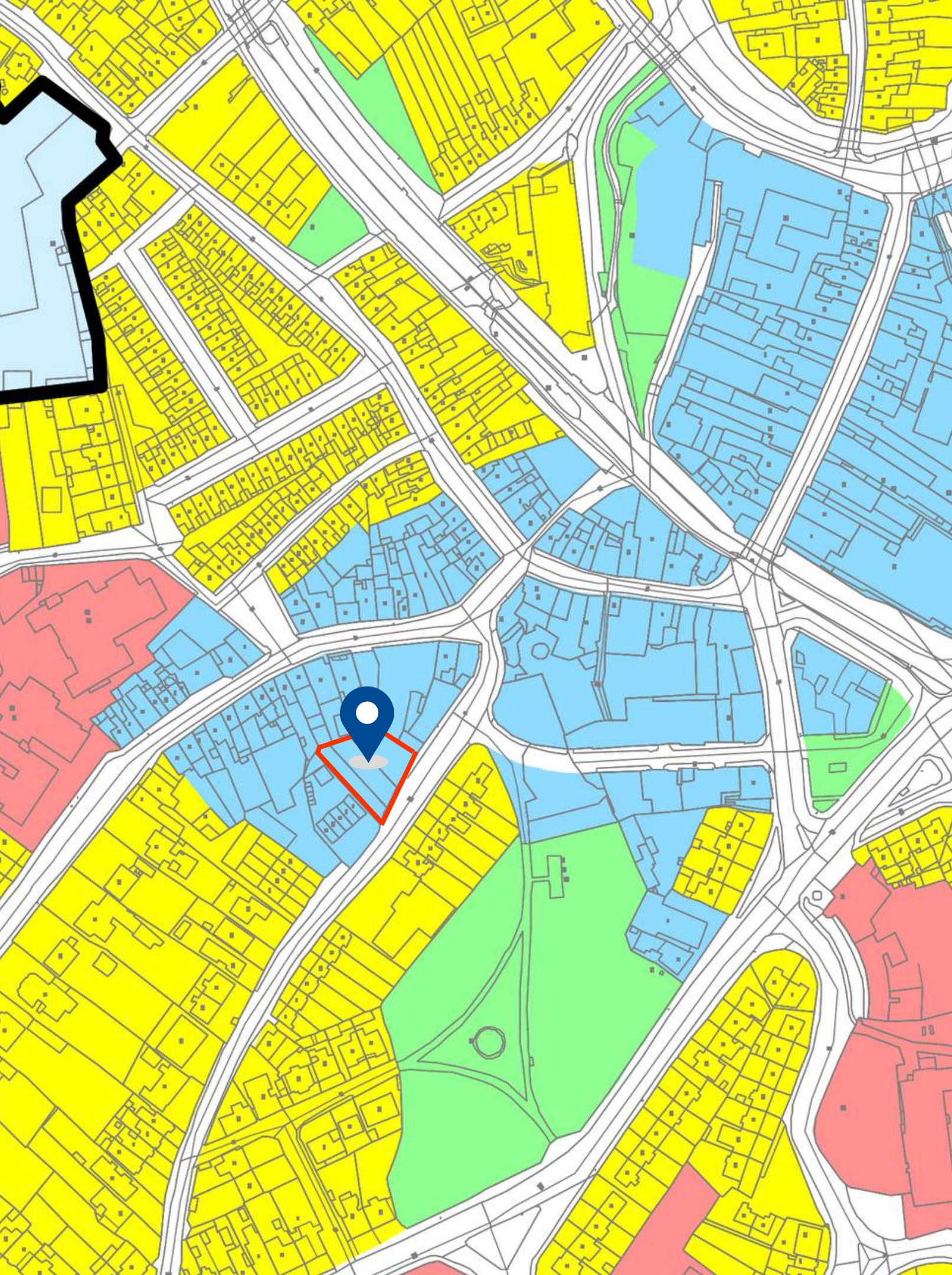


Location Of Development Site, Munster Avenue, Galway City
(indicative only)

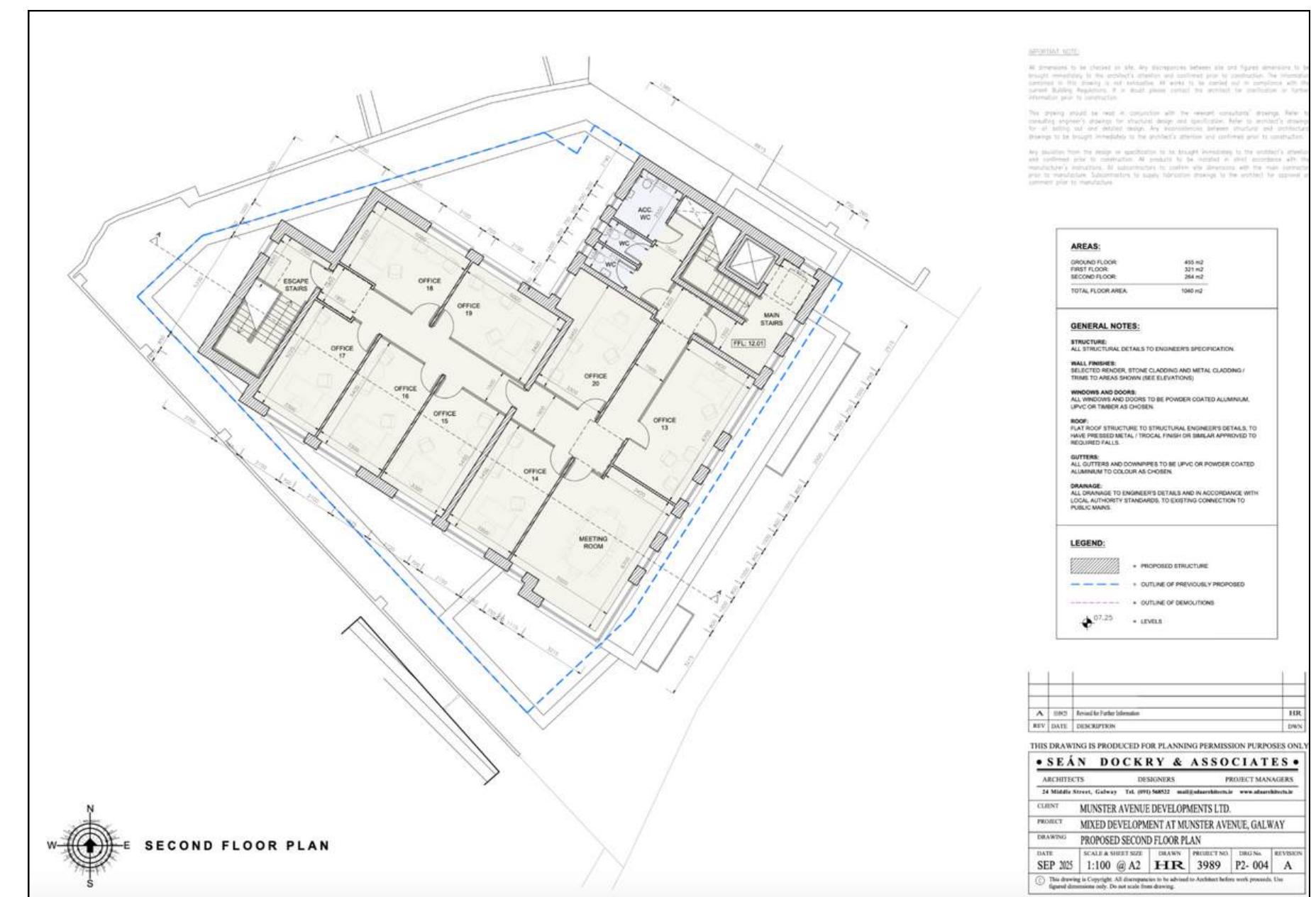
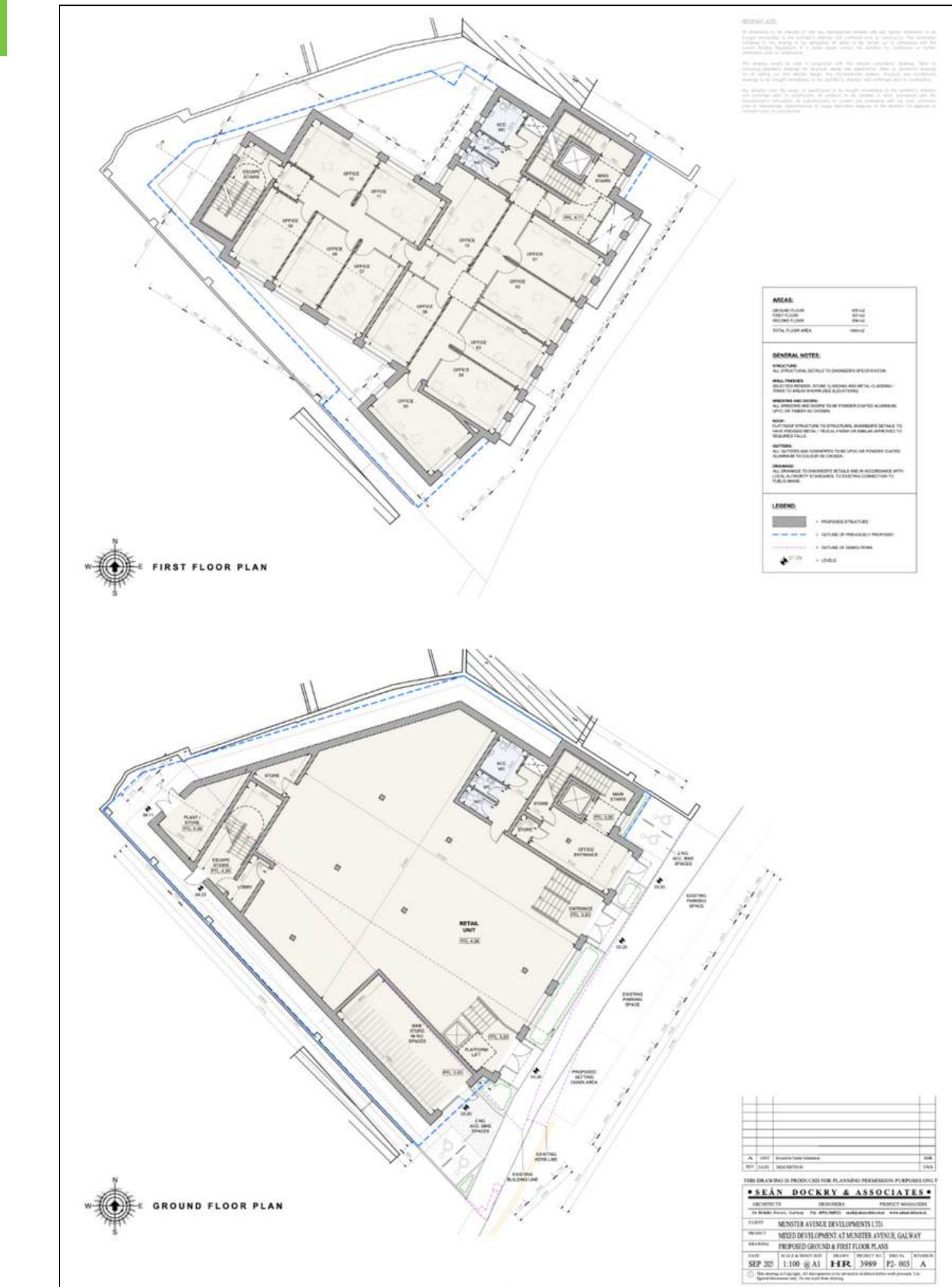
RIGHT:

Map & City Centre CC Zoning Extract
(Source: Galway City Council Development Plan 2023-2029)

NEXT 2 PAGES: Planning Application ref: 2460378 (Source: Sean Dockry & Associates)

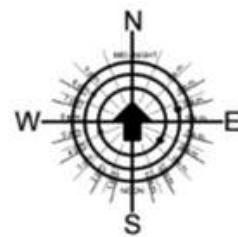
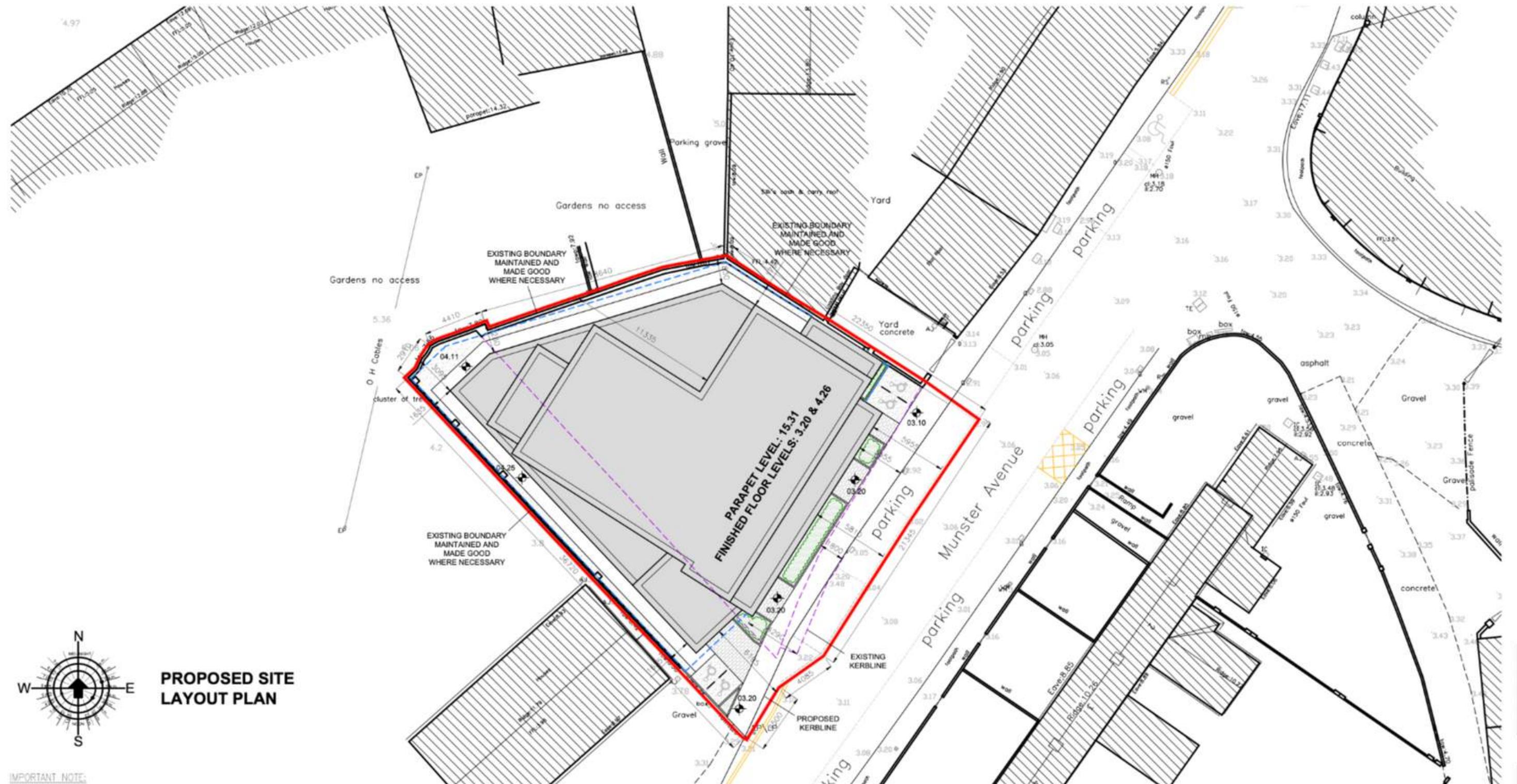


The subject property has the **benefit of planning permission for the development of a three storey mixed use building** extending to c. 1,271 m² including retail, restaurant, and office uses granted conditional consent under **planning file reference 2460378**





STREET ELEVATION ALONG MUNSTER AVENUE



PROPOSED SITE LAYOUT PLAN

IMPORTANT NOTE:

SITE INFORMATION:

OVERALL AREA OF SITE: 790 SqM Approx.
TOTAL FLOOR AREA: 1040 SqM

GENERAL INFORMATION:

STRUCTURE: ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATION.

WALL FINISHES: SELECTED RENDER, STONE CLADDING & METAL CLADDING / TRIMS TO AREAS SHOWN (SEE ELEVATIONS).

WINDOWS AND DOORS: ALL WINDOWS AND DOORS TO BE POWDER COATED ALUMINUM OR TIMBER AS CHOSEN.

ROOF: FLAT ROOF STRUCTURE TO STRUCTURAL ENGINEER'S DETAILS, TO HAVE PRESSURED METAL / TROCAL FINISH OR SIMILAR APPROVED TO REQUIRED FALLS.

GUTTERS: ALL GUTTERS AND DOWNPPIPES TO BE UPVC OR POWDER COATED ALUMINUM TO COLOUR AS CHOSEN.

DRAINAGE: ALL DRAINAGE TO ENGINEER'S DETAILS AND IN ACCORDANCE WITH LOCAL AUTHORITY STANDARDS, TO EXISTING CONNECTION TO PUBLIC MAINS.

BOUNDARIES: ALL EXISTING BOUNDARIES ARE TO BE MAINTAINED + MADE GOOD WHERE POSSIBLE.

LEGEND:

- APPLICATION SITE OUTLINED IN RED
- OUTLINE OF PREVIOUSLY PROPOSED
- - - OUTLINE OF DEMOLITIONS
- PROPOSED PAVING
- PROPOSED LEVELS
- EXISTING LEVELS

A	01/09/25	Revised for Further Information	HR
REV	DATE	DESCRIPTION	DWN

THIS DRAWING IS PRODUCED FOR PLANNING PERMISSION PURPOSES ONLY

• SEÁN DOCKRY & ASSOCIATES •

SUBJECT PROPERTY

Development Site, Munster Avenue, Galway City

SIZE

Approximately 0.18 acres (0.074 hectares)

ZONING

The subject property is currently zoned 'City Centre CC' in the Galway City Council Development Plan 92023-2029)

GUIDE PRICE

€1,100,000

FURTHER INFORMATION

Available by contacting the sole selling agent, BV Real Estate:



**Alan Loughrey,
Managing Director, BV Real Estate**
T: +353 87 222 2025
E: alan@bv.ie



BV Real Estate

20 Glenrock Business Park, Galway

T: +353 91 745 240

E: info@bv.ie

W: bv.ie

BV Real Estate for themselves and the Vendor/Lessor whose Agents they are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed, and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor BV Real Estate nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. PSRA Licence: 003112 (BV Real Estate)



Galway | Limerick | Dublin

bv.ie

PSRA: 003112