



Residential Development Opportunity (SPP)

5 – 7 Clontarf Road

Clontarf, Dublin 3

CBRE



Executive Summary



Prime Development
Opportunity in
Dublin 3



Feasibility Study
Available Showing
Development Potential



Close Proximity to Public
Transport Links



Zoned Z2: Residential
Neighbourhoods Dublin
City Development Plan
2022 - 2028

Location

The subject site is situated in Clontarf, a suburb on the north side of Dublin, approximately 3.5km from the city centre and close to Clontarf Village.

It benefits from proximity to the Dublin Port Tunnel, located 2.5km from the site, providing direct links to the M1 and M50 motorways. Access to the property is via the coastal Sea Road (R807), which connects the area to Fairview, Dollymount, Kilbarrack, and Sutton. The surrounding neighbourhood is primarily residential, with the property bordered by traditional terraced housing.

LOCATION	DISTANCE
Clontarf Rd DART Station	550m
Clontarf Village	2.5km
Dublin Port Tunnel	3km
Dublin City Centre	3km
Beaumont Hospital	4.1km
Dublin City Centre	3.5km



Google Maps Aerial View



ST. ANNE'S PARK

This aerial photograph shows the Clontarf area in Dublin. A railway line runs vertically through the center. To the left of the railway are Parnell Park, Clontarf Golf Club, and Clontarf Hockey Club. To the right are St. Anne's Park, Clontarf Rugby Club, and Clontarf Village. The 'Subject Site' is highlighted with a green rectangle near the railway and Clontarf Rd. Clontarf Rd Dart Station is located at the bottom. A body of water is visible on the right side of the image.

CLONTARF RUGBY CLUB

PARNELL PARK

CLONTARF GOLF CLUB

CLONTARF HOCKEY CLUB

CLONTARF VILLAGE

SUBJECT SITE

CLONTARF RD DART STATION

Description

The subject site comprises three separate redbrick townhouses, which were previously combined and renovated into a 40 bed nursing home. The home ceased operation in August 2025.

The site extends to approx. 0.32 acres (0.13 ha) with a private laneway running to the rear, with access via a private gateway to the west of Clontarf Road.

The surrounding neighbourhood is primarily residential, with the property bordered by traditional terraced housing.

A feasibility study was undertaken by Plus Architecture, demonstrating the development potential of the site. The first options indicates an apartment development with 10 units and the second option for a housing development.

The site is zoned Z2 “Residential Neighbourhoods (Conservation Area)”, which has an objective “To protect and/or improve the amenities of residential conservation areas”, under the Dublin City Development Plan 2022 – 2028.





Option 1 – Apartments

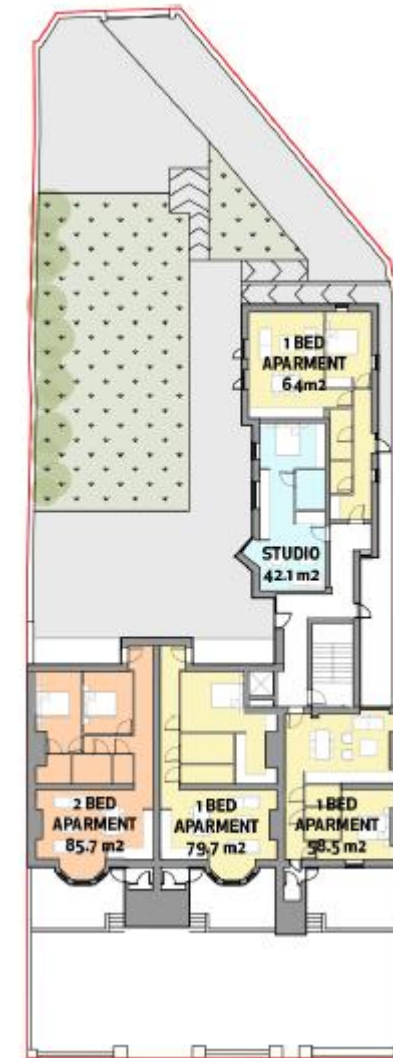
The feasibility study indicates that the existing building could be successfully repurposed into an apartment development, with a focus on preserving as much of the original structure as possible.

The proposed scheme would span the lower ground floor and comprise of 10 units.

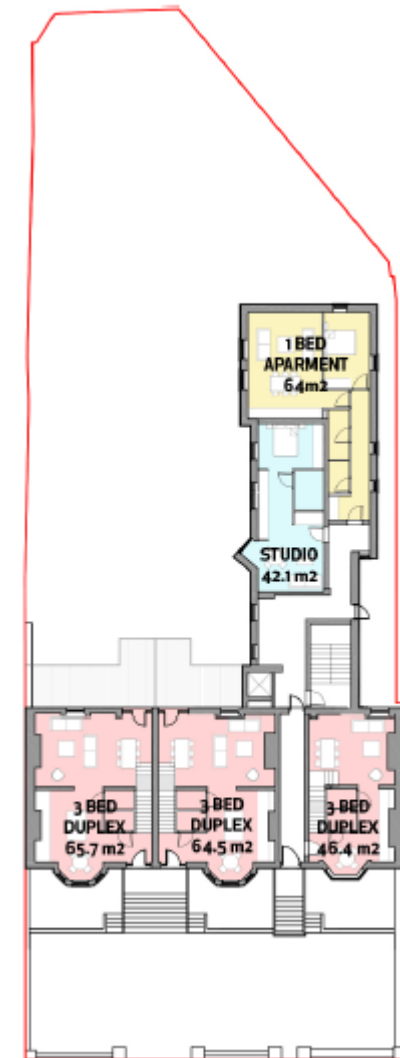
The total floor area of the development would be approximately 796 sqm (8,563 sq. ft).

UNIT TYPE	NO. UNITS
Studio	2
One Bedroom Apartment	4
Two Bedroom Apartment	1
Three Bedroom Duplex	3
Total	10

Proposed Apartment Development



Lower Ground Floor Layout



Ground Floor Layout

Option 2 – Houses

The feasibility study also shows the potential to reinstate the property into three individual houses and develop a fourth house to the rear mews lane.

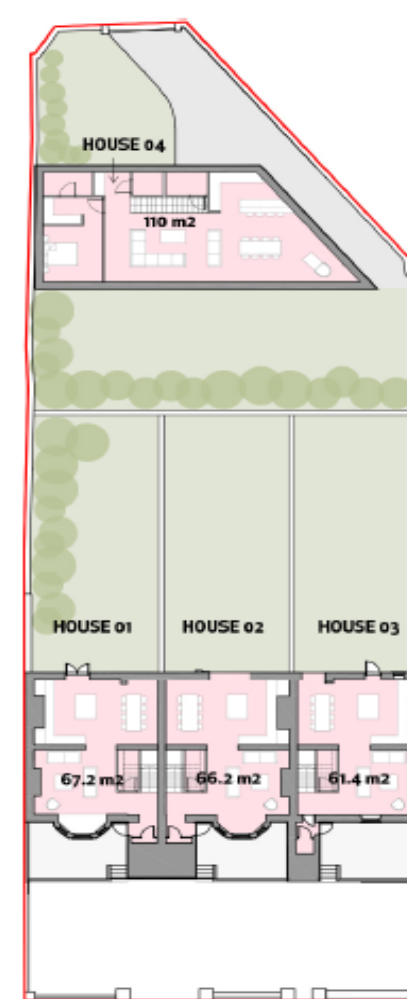
The proposed scheme would consist one mid-terrace, two end terraces and one detached house.

The total floor area of the development would be approximately 796 sqm (8,563 sq. ft).

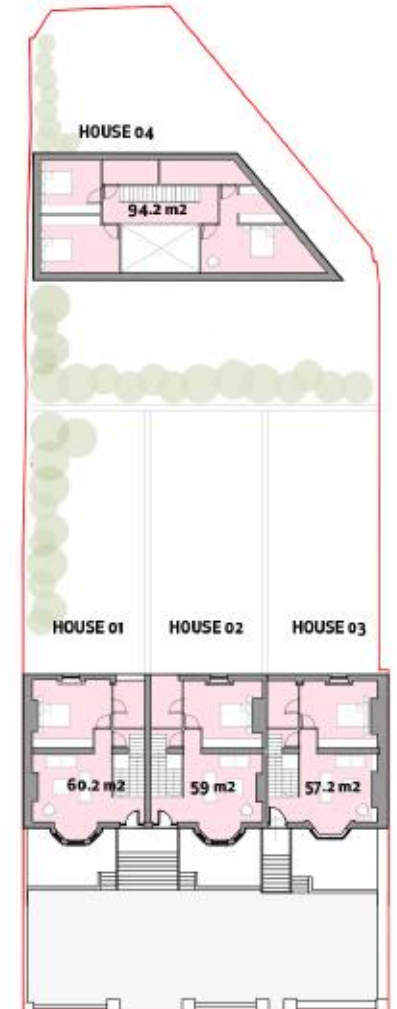
The feasibility study is available upon request.

LEVEL	GIA (Sqm)	NIA (Sqm)
Lower Ground Floor	319	305
Ground Floor	315	286
First Floor	204	185
Total	838	776

Proposed Floor Areas



Lower Ground Floor Layout



Ground Floor Layout

Method of Sale	Services	Viewing
The subject site is being offered for sale by of Private Treaty.	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 all services to the property	Viewing is strictly by appointment with the sole selling agents
BER	Title	
Exempt	We understand that the property is held on a freehold basis	
Peter Garrigan Senior Director +353 87 263 6487 Peter.garrigan@cbre.com	Darragh Deasy Director +353 87 258 5824 darragh.deasy@cbre.com	Cliona Lenehan Surveyor +353 87 962 7813 cliona.lenehan@cbre.com

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