

FOR SALE BY PRIVATE TREATY

Development Site Opportunity

Old Belgard Road, Tallaght, Dublin 24



READY TO GO MIXED USE DEVELOPMENT SITE AT OLD BELGARD ROAD WITH FULL PLANNING
PERMISSION FOR A NEW PUBLIC HOUSE PREMISES AND FOUR RESIDENTIAL UNITS

SITE AREA: 0.17 HECTARES (0.42 ACRES)

CBRE

LOCATION OVERVIEW

Belgard is situated within the larger urban area of Tallaght which is a densely populated residential and commercial hub in South Dublin. The area is located in close proximity to the M50 and N7 making it easily accessible, while also being located closely to numerous Dublin bus routes and the red line luas.

Tallaght is one of the largest residential suburbs of south-west Dublin and is the regions largest town. The population growth within the Tallaght primary catchment area from 2011 to 2022 stands at 13.6% surpassing the national growth of 12.2% with a population in excess of 81,022 people (Census, 2022).

Tallaght is home to The Square Shopping Centre, Tallaght Hospital and Technological University Dublin. Tallaght is located 8km from Dublin City Centre and is easily accessible via road and rail infrastructure.



Proposed development entrance



CGI of the proposed development



CGI of the proposed development



Site view from the Lidl car park

Site Location

This subject site presents an opportunity to establish a licensed premises and residential units with potentially a number of other uses Subject to Planning Permission.

The new mixed use development opportunity is located on part of the site of the former Belgard Inn, Belgard Road, Tallaght, Dublin 24. The site is situated adjacent to the Lidl supermarket development at the junction of Cookstown Road and Old Belgard Road.

The development site is situated in a densely populated residential area and is close to a host of industrial estates, business parks and retail warehouse outlets located in and around Belgard Road area of Tallaght.

The site is located close to the Clondalkin Village / Naas Road interchange, and a five-minute walk from the Belgard Luas stop.

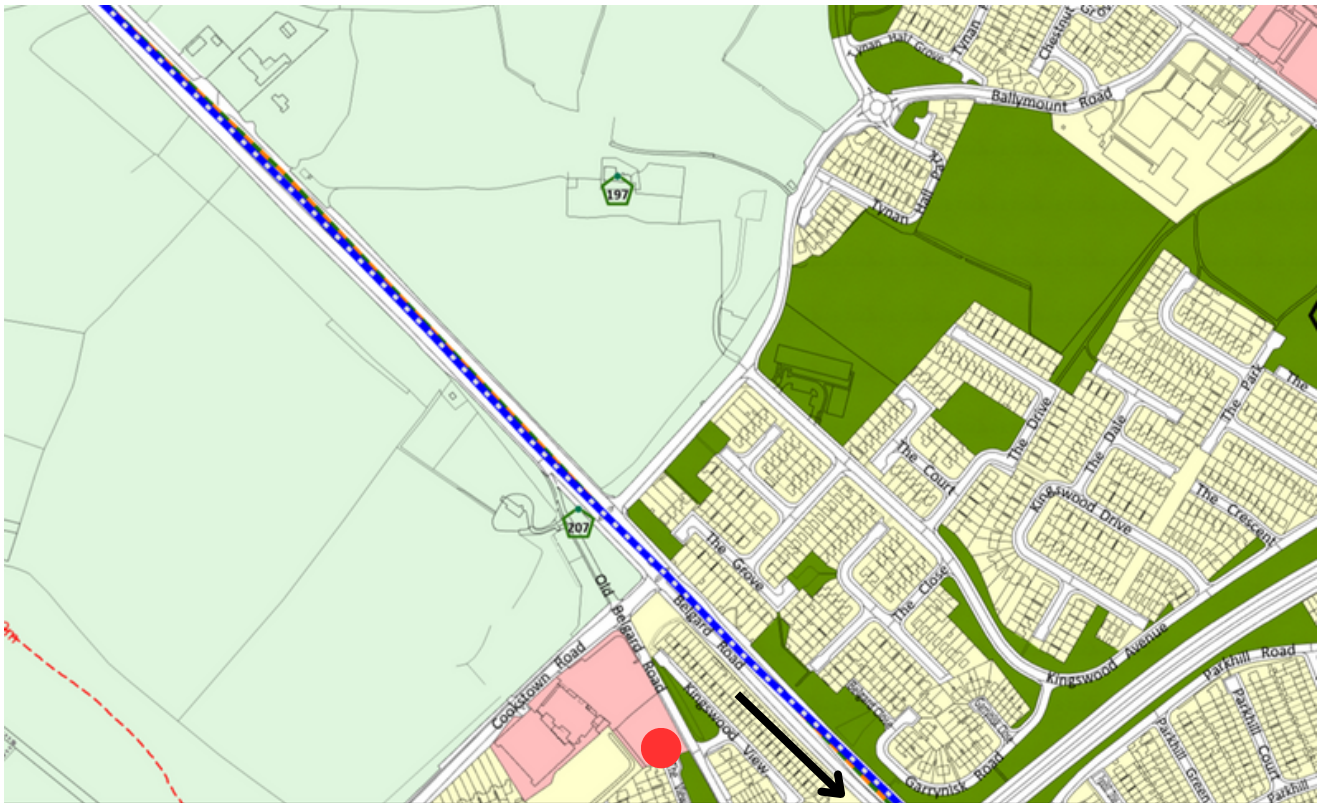


DESCRIPTION

The mixed use development site is located adjacent to Lidl's retail complex with extensive road frontage onto the Old Belgard Road. The overall scheme comprises the subject site, a Lidl supermarket along with 7 ancillary units. The accompanying occupiers within the scheme are Village Vets, Murphy's pharmacy, League Barbers, Speed Queen launderette and Costa Coffee.

The subject development site comprises a greenfield site area of 0.17 hectares (0.42 acres) with even topography throughout.

Zoning



Tallaght

The subject site is suitable for a variety of uses (subject to planning permission).

Under the South Dublin County Development plan 2022 - 2028, The subject site is zoned objective LC: To protect, improve and provide for the future development of local Centres.

The following uses are permitted in principle under the SDCC zoning plan 2022 - 2028. Childcare Facilities, Dentist, Health Centre, Housing for Older, Nursing Home, Petrol Station, Restaurant / Café, Retirement Home, Veterinary Surgery.

The following uses are open for consideration under the SDCC zoning plan 2022 - 2028, Hotel/Hostel, Industry Light, Motor Sales Outlet and Service Garage.

Planning Permission



Planning permission (reference SD24A/0155W) for the development site was recently granted by SDCC for the construction of a public house with a gross floor area of 359 sq. m along with other ancillary rooms at ground floor level and the construction of 4 residential units at first floor level. The overall planning grant benefits from 8 car spaces with the entire development.

Services

Interested parties are advised to satisfy themselves to the availability of services.

Title

Freehold

Price

The quoting price for the entire development site is €200,000.

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CBRE

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