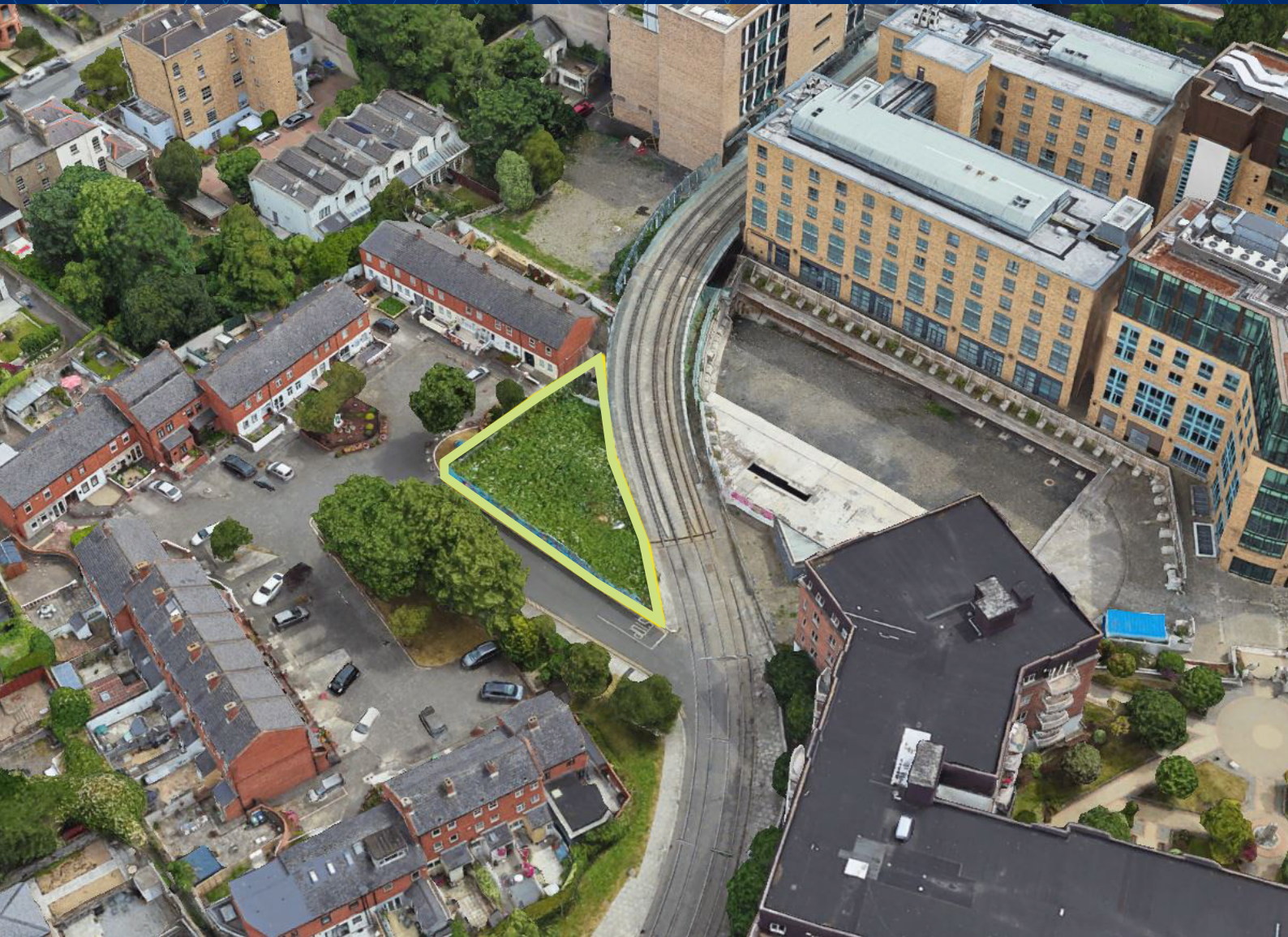


SITE AT

# CHARLEMONT QUARTER

DUBLIN 2



**0.04 Ha (0.11 Ac) For Sale by Private Treaty**

'Ready to Go' Residential Development Site with FPP for 19 Apartments



# CHARLEMONT QUARTER

DUBLIN 2

## ASSET SUMMARY



'Ready to Go' Residential Development Opportunity with FPP for 19 Apartments



Prime location within the heart of Dublin's Central Business District



Unrivalled transport links situated between Harcourt & Charlemont LUAS stops



Permitted scheme does not include basement level car parking



Permitted Scheme exempt from Part V requirements



Potential exemption from S48 Development Contributions



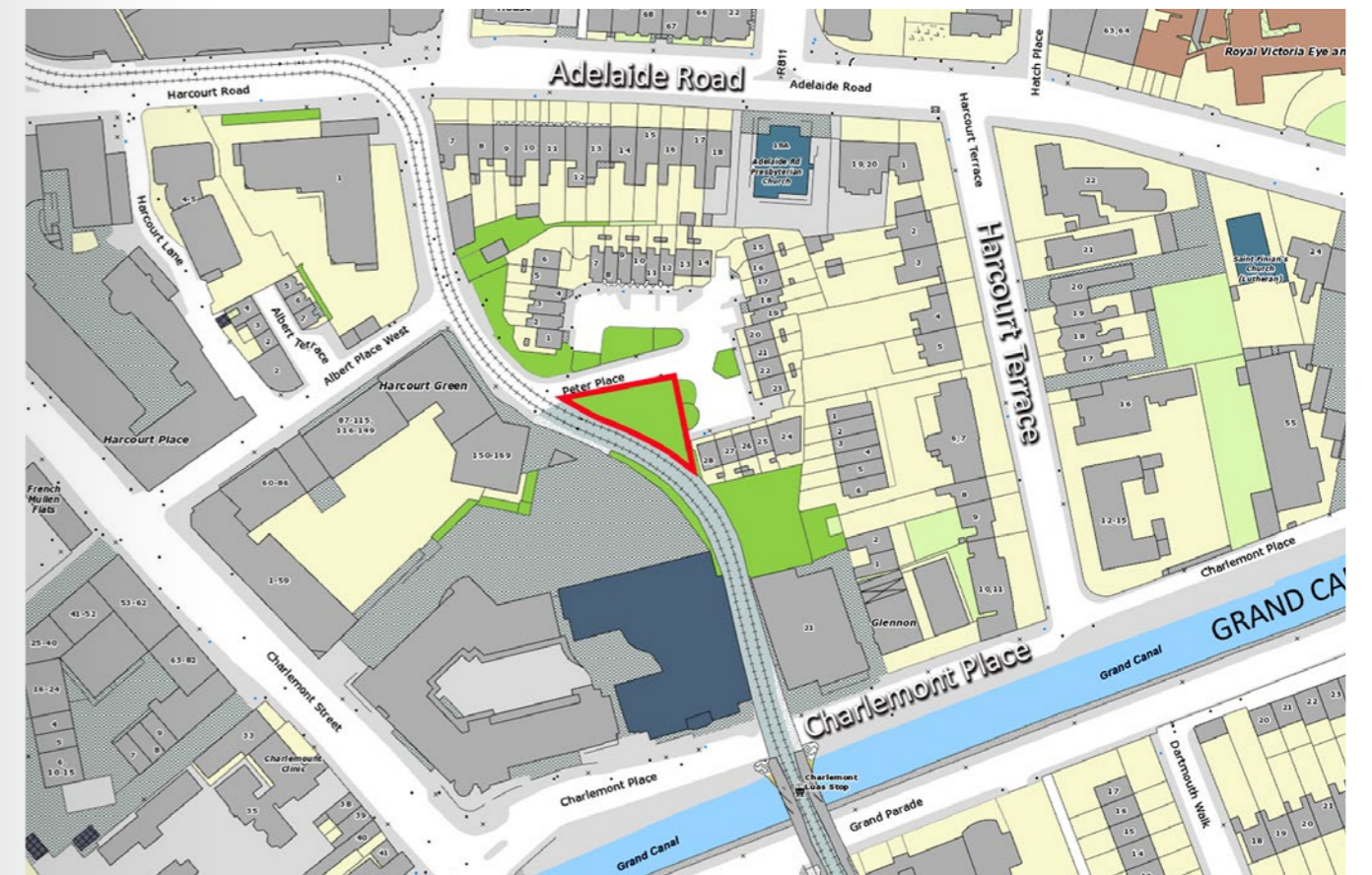




## DESCRIPTION

The subject site comprises a compact infill site extending to approximately 400 sq m (0.11 acres). It is triangular in shape with level topography. It is accessible off Peter Place, a cul-de-sac which connects with Harcourt Road 100 metres to the north.

The site is greenfield in nature with no buildings or structures. It is defined on all sides by timber hoarding. It enjoys significantly profile and frontage onto the Luas Green Line approx. 100 metres north of Charlemont Station.



## LOCATION

Charlemont Quarter is situated in the heart of Dublin's Central Business Direct, less than 600 metres from St. Stephen's Green. The subject property is generally bound by Adelaide Road to the north, residential units within Peter Place to the east, the Hilton Hotel to the south and green line Luas track to the west.

The immediate vicinity has a range of transportation options available. Both Harcourt Street and Charlemont Luas stations are located within a couple of minutes' walk together with numerous Dublin Bus routes and cycle-ways

along the Grand Canal. The proposed Metrolink scheme will also be available at Charlemont providing a direct link to Dublin Airport and the north suburbs. In recent years, the area has experienced significant redevelopment with new schemes such as Charlemont Exchange (WeWork) and Charlemont Square (Amazon), which comprises a 380,000 sq ft mixed-use development.

Amenities in the vicinity include the Grand Canal and multiple public parks including the Iveagh Gardens, St. Stephen's Green, Wilton Park, and Dartmouth Square.



## PLANNING PERMISSION

The subject site comes with the benefit of full planning permission for a residential scheme comprising 19 no. apartments. Notably the proposed five storey over ground floor building does not include a basement level. The decision by Dublin City Council to grant planning permission (Ref. 3233/21) was subsequently confirmed by An Bord Pleanála (Ref. 311586-21) on 4th May 2023.

Potential purchasers may be in a position to avail of the Government's Temporary Time-Limited Waiver in respect of Development Contributions, subject to compliance with the stated timeframes as set out under this waiver scheme. The Section 48 Development Contributions attaching to the permitted scheme total €177,495 (subject to indexation).

The following is a breakdown of the permitted units:

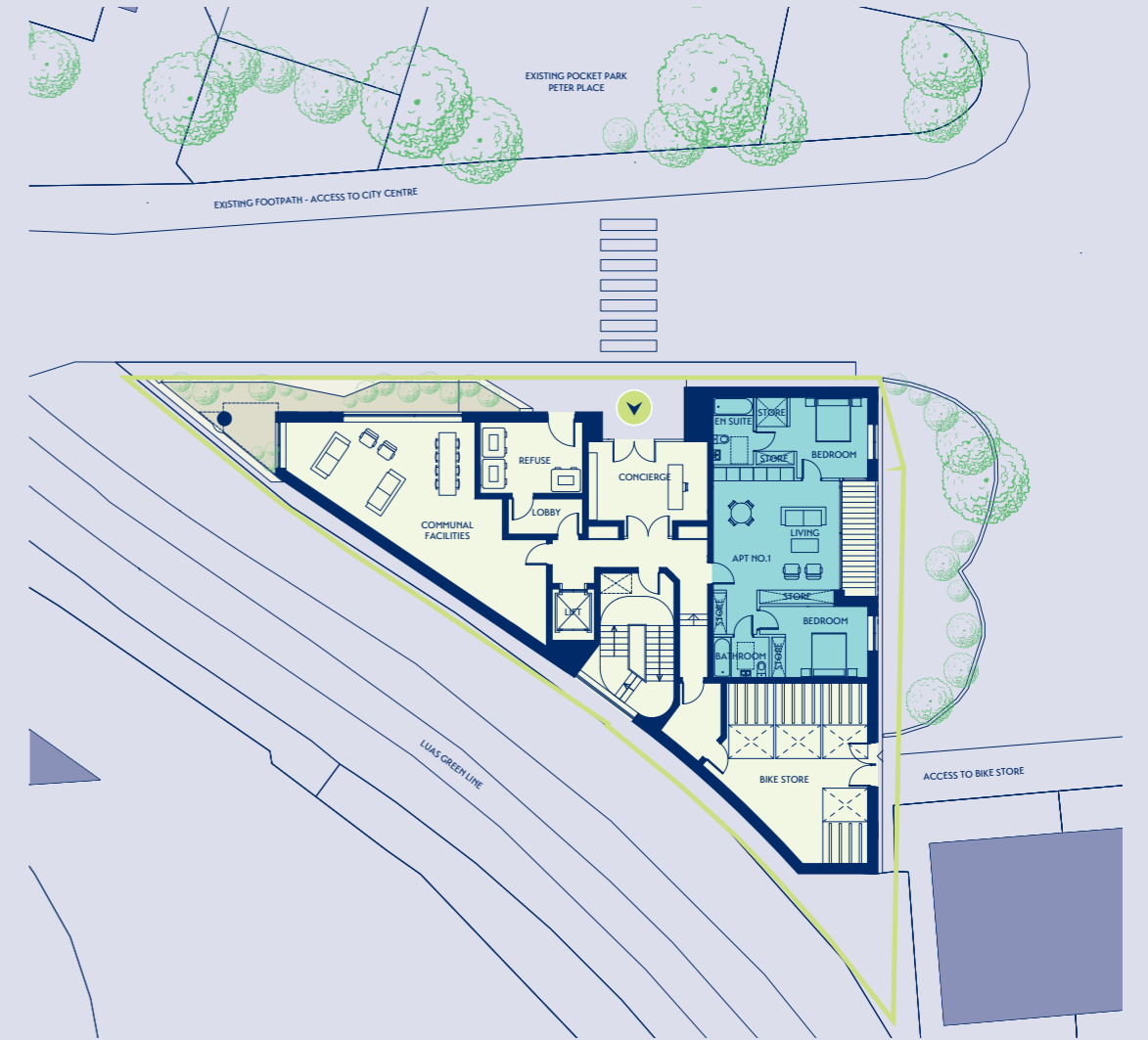
UNIT TYPE	NO. OF UNITS	AVG. GFA SQ M	TOTAL GFA SQ M
Studio	3	38.54	115.63
One Bed	10	53.40	534.04
Two Bed (3P)	3	73.12	219.35
Two Bed (4P)	3	80.01	240.03
<b>TOTAL</b>	<b>19</b>		<b>1,109.05</b>

Notwithstanding the permitted scheme Reddy Architecture has prepared indicative plans for a revised scheme comprising 26 no. units. The proposed 7 no. additional units are situated over two further levels.

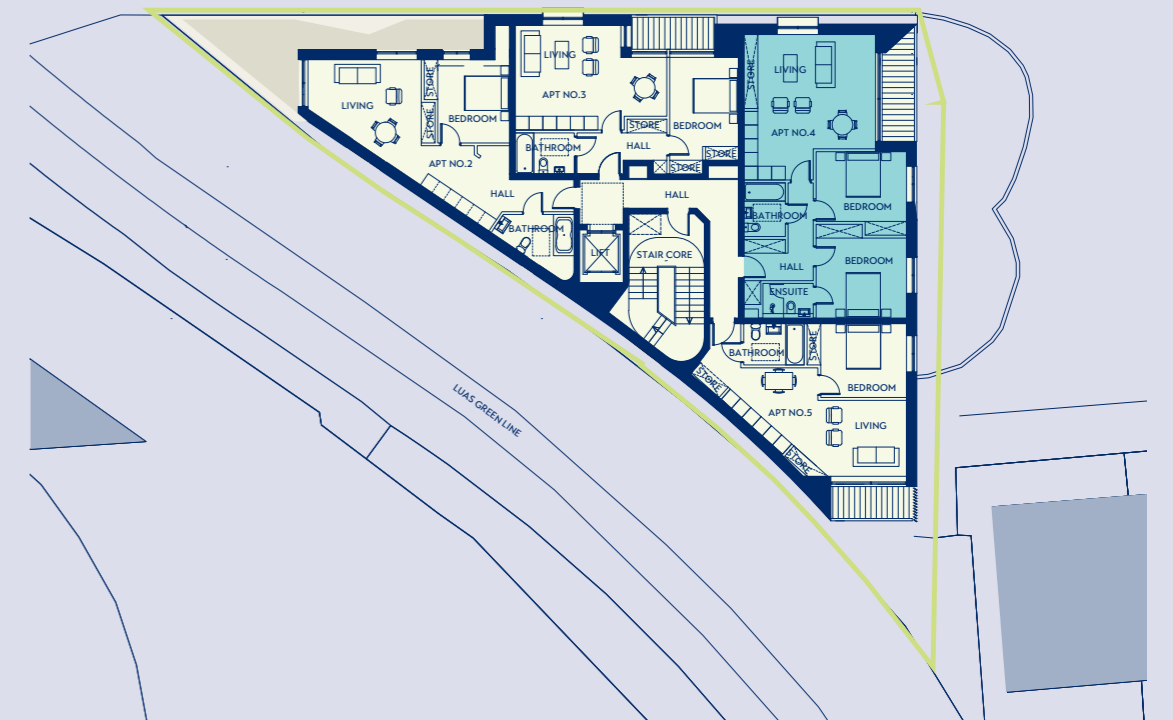
## ZONING

The property is zoned Objective Z4: Key Urban Villages/Urban Villages under the Dublin City Council Development Plan 2022-2028; 'To provide for and improve mixed-services facilities'.

Permissible uses under this zoning objective include hostel, hotel, live work units, office (max. 600 sqm), residential, shop (district), shop (neighbourhood), etc.



GROUND FLOOR



FIRST FLOOR

## METHOD OF SALE

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

## TITLE

We understand that the property is held freehold.

## SERVICES

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

## FURTHER INFORMATION

Further information including planning permission etc. is available on the dedicated dataroom

[www.charlemontquarter.com](http://www.charlemontquarter.com)

Please contact the selling agent to register for access.

## SELLING AGENT



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