

SITE FOR SALE VIA ONLINE AUCTION

SITE AT BELMONT PLACE, GARDINER LANE,
GARDINER STREET, DUBLIN 1



NB. For identification purposes only

INVESTMENT SUMMARY

City Centre infill site

Site extending to approximately 0.08 Ha (0.2 Ac)

Zoned "Z5" under the Dublin City Council Development Plan 2016-2022

Access from Gardiner Street Upper and Gardiner Lane

Guide Price €550,000

For sale via online auction (Offr).



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LOCATION

The property is located on Gardiner Lane, just off Gardiner Street, Dublin 1, south of Mountjoy Square. The site is accessed from the city centre via Gardiner Street. Surrounding occupiers include Cliffords Fireplaces, The Hill Pub, and One Society Café.

DESCRIPTION

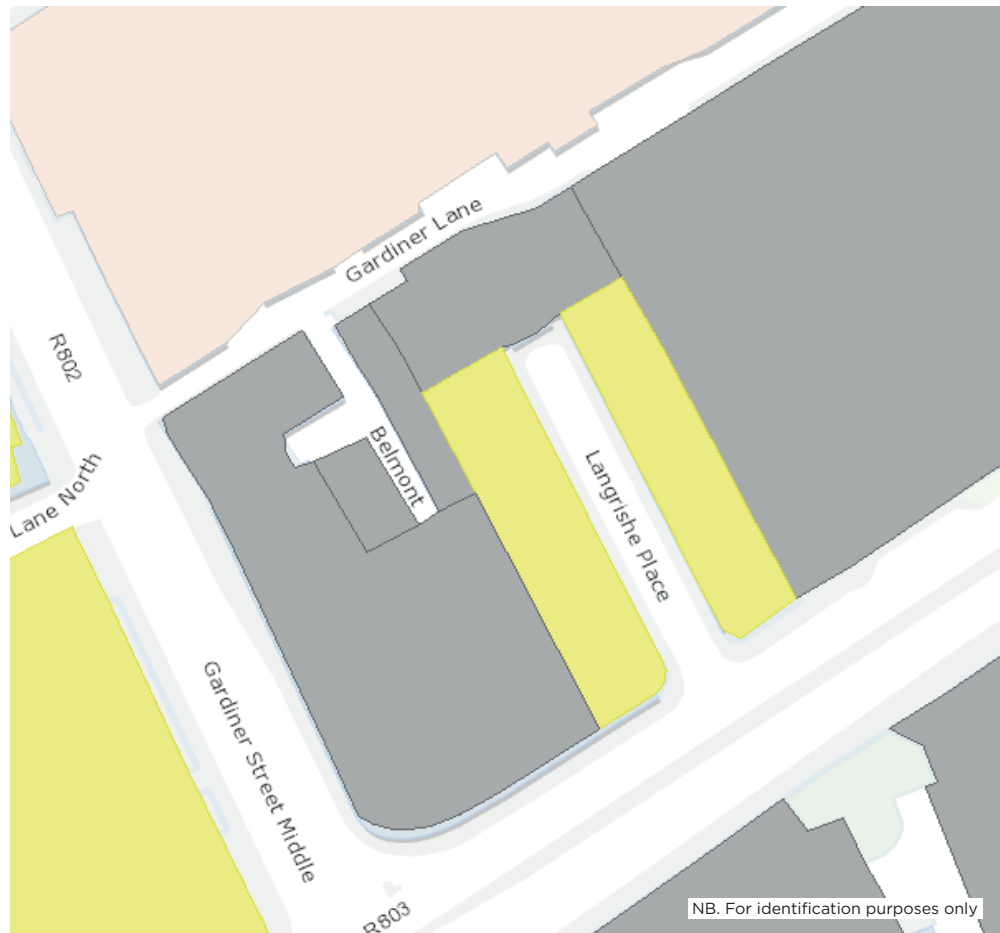
The property comprises an irregular shaped, currently set out in grass and concrete together with a number of outbuildings, and secured by double steel gates.

We understand that the site area is approx. 0.08 Ha (0.2 Ac).



ZONING

The site is currently Zoned “Z5” in the Dublin City Development Plan. The objective of this zoning is to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and integrity. The strategy is to provide a dynamic mix of uses, which interact with each other, creates a sense of community and which sustains the vitality of the inner city both by day and night.



Permissible uses are as follows:

Bed and breakfast, childcare facility, cultural/recreational building and uses, education, embassy residential, homebased, economic activity, hostel, hotel, live-work units, medical and related consultants, office (excluding retail branch, bank/building society), open space, **residential**.



TITLE

Refer to legal pack.

GUIDE PRICE

€550,000.

VAT

Refer to legal pack.

BER

BER EXEMPT

SOLICITOR

Domhnaill Small
Beauchamps Solicitors
Riverside 2,
Sir John Rogerson's Quay,
Dublin 2
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VIEWING

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisors.

AGENT DETAILS

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PSRA Registration No. 003587

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