



QRE REAL ESTATE
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**Prime South
Dublin Residential
Development Site
1.04 Ha (2.57 acres)**

with Full Planning Permission
for 67 Apartments

Cherrywood Avenue,
Cherrywood, Dublin 18



City Centre

LUAS

Town Centre

Future Development

LUAS
Brides Glen
Luas Stop

Cherrywood
Business Campus

1.04
HA. SITE

N11 →

RESIDENTIAL

- 1 - Ticknick Park
- 2 - Mercer Vale
- 3 - Cherry Lane
- 4 - Beckett Park
- 5 - The Hunt
- 6 - Tullyvale Park
- 7 - Domville

- 8 - Hali
- 9 - The Galvin Building
- 10 - Tully Vale
- 11 - Druid Valley
- 12 - The Bridget
- 13 - The Talbot
- 14 - The Tully

- 15 - The Harcourt
- 16 - The Barrington Building
- 17 - Cherrywood Educate Together National School
- 18 - Blackrock Educate Together Secondary School

COMMERCIAL

- 1 - Spar
- 2 - Ben Dunne
- 3 - Starbucks
- 4 - Rustic Honey
- 5 - Subway
- 6 - Giraffe Childcare
- 7 - Tesco

LOCATION

This prime south Dublin development site enjoys a strategic position on Cherrywood Avenue, situated directly across from the Brides Glen Green Line Luas Stop.

Cherrywood's pivotal location at the interchange of the M50 and N11 motorways affords excellent connectivity to all principal arterial routes serving Dublin City and Dublin Airport.


The Luas Green Line has two stops within Cherrywood, providing quick and convenient access to Dublin City and the surrounding areas.


This well-established innovation campus is already home to global industry leaders such as Aviva, Abbot Ireland, APC, Dell, Elavon, Laya Healthcare, Pioneer, The Mater Private, Zoetis and VLE.

The area is undergoing significant residential development, rapidly transforming into one of Ireland's most modern and connected urban communities. Several new residential schemes have already been built including Domville, Cherry Lane, Mercer Vale, and Tully Vale, as well as the Cherrywood Town Centre and Hali apartment developments.

Cherrywood offers extensive modern infrastructure, with three major parks already delivered - Beckett, Ticknick and Tullyvale Parks. The area also benefits from top-quality sports and recreation facilities with playing pitches, a sports pavilion, tennis courts, cycle paths and Greenways in place. There are two new educate together primary schools also located in the immediate area.

LUAS Green Line 1 min walk

 N11 1 min drive

 M50 Motorway 1 min drive

 City Centre 25 mins drive



DESCRIPTION

This is a fully serviced site which has been granted full planning permission under reference number DZ22A/0681 from June 2023.

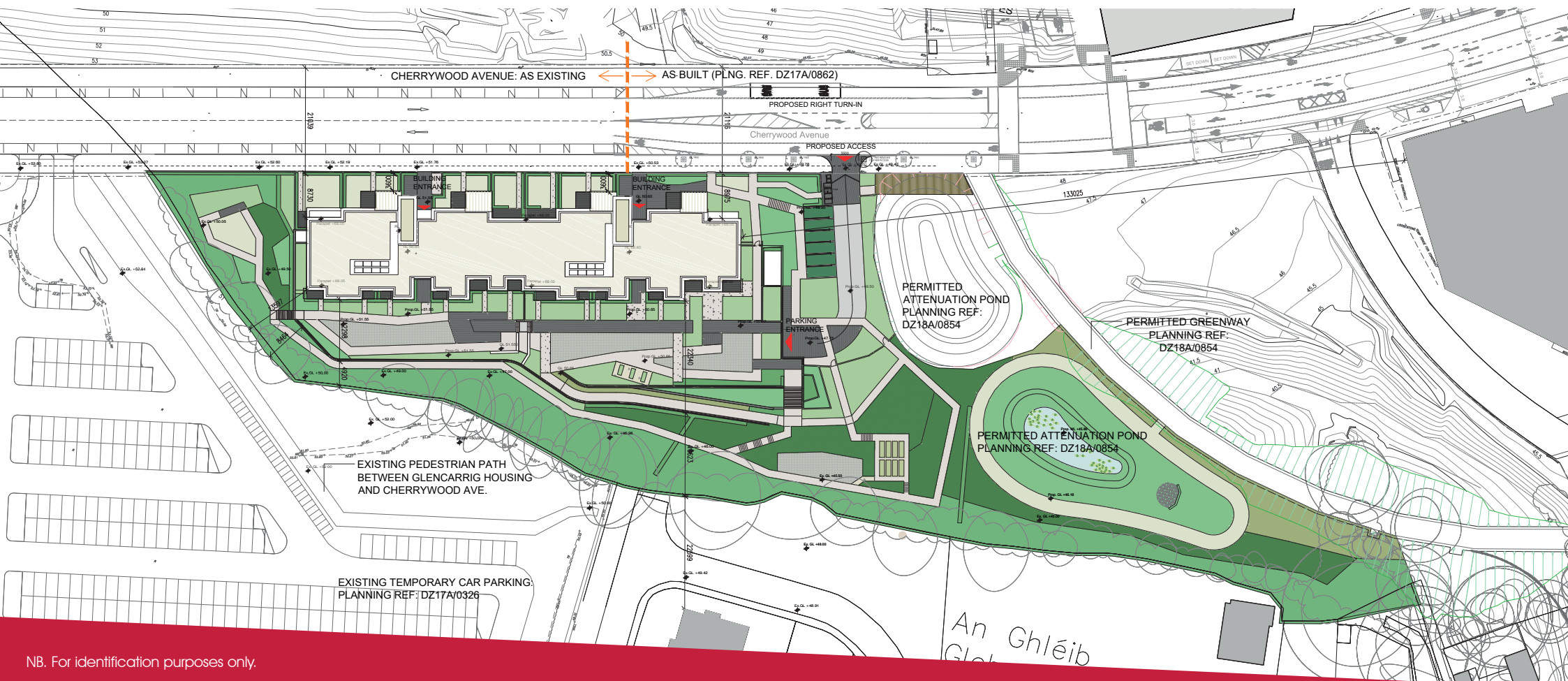
The Development will consist of works within a total application area of 1.048Ha to include the construction of a 5 storey apartment block.

The Development will comprise:

- i. 67 no. apartments (28 no. 1-bed apartments, 29 no. 2-bedroom apartments, and 10 no. 3-bedroom apartments).
- ii. Shared resident support facilities and tenant amenity comprising a communal lounge, communal workshop, concierge and post room at ground level, and communal amenity space.
- iii. 81 no. car parking spaces (including 4 no. disabled spaces) and 70 no. long stay cycle parking spaces at under-croft level and 6 no. visitor car parking spaces at street level (accessed via Cherrywood Avenue) and 16 EV charging spaces have been designated within the basement car park.

The application relates to development within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme, 2014.

* Due to planning scheme amendments there is potential to secure up to 72no. residential units on site, subject to a new planning application being made.



TITLE

Freehold.

GUIDE PRICE

€2.5m.

DATAROOM

www.qre.ie/properties/1-04ha-cherrywood-avenue/

VAT

VAT is applicable on the sale.

METHOD OF SALE

For sale by Private Treaty.

SOLICITOR

Sharon Dunning

Partner

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VIEWINGS

All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.

AGENT DETAILS

QRE Real Estate Advisers.

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