

FOR SALE BY PRIVATE TREATY

0.89 Hectares (2.2 Acres) Site at The Former La Touche Hotel, Greystones, Co. Wicklow
On the instruction of Mr Jim Luby (Receiver), McStay Luby Chartered Accountants



**Well known landmark
with uninterrupted
sea views over
Greystones coastline**

- 0.89 Hectares (2.2 Acres)
Town Centre Zoned Site
- Extensive Road Frontage onto 3 Roads
- Previous Planning for Retail, Hotel
and Residential Development
- Minutes Walk from Dart Station and
Town Centre Facilities



KELLY WALSH
property advisors & agents

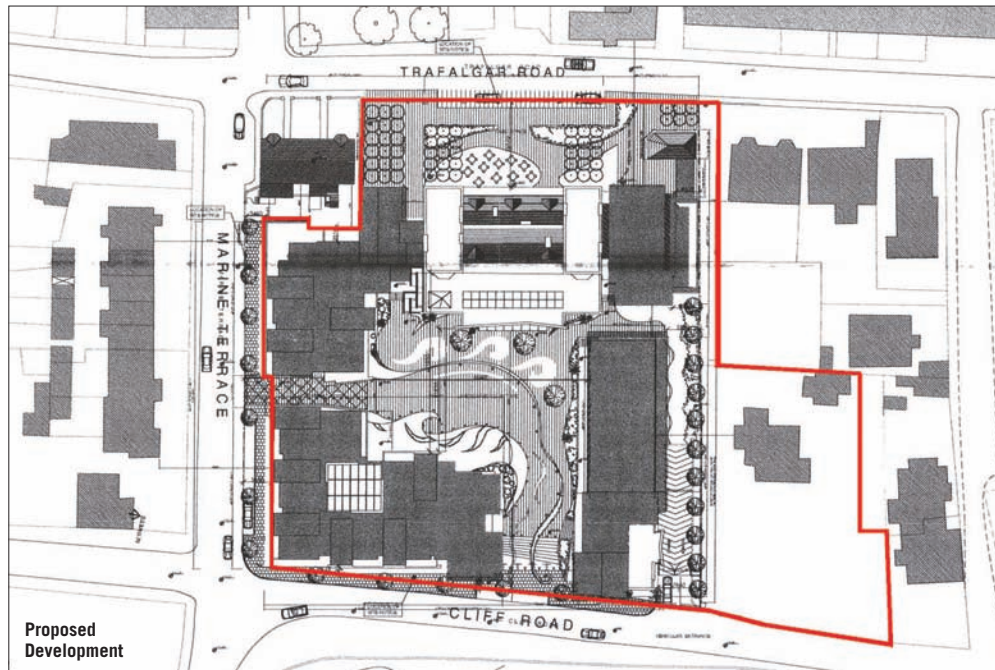
SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

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Greystones is located within the Greater Dublin Area and with a population of 15,000 at the 2006 census and has been identified as a “Large Growth Town II” under the regional planning guidelines. Greystones is a settlement of considerable importance within County Wicklow, being the second largest settlement in the County with Bray being the largest.



LOCATION

The property is located on Trafalgar Road on the east edge/coastline of Greystones town. Greystones is situated in County Wicklow, east of the N11 route on the R761 regional road approximately 27km (17 miles) from Dublin City Centre, 22km (14 miles) from Wicklow Town, 8km (5 miles)

south of Bray and 7km (4 miles) from Newtownmountkennedy. Greystones benefits from an array of amenities including sports and leisure clubs, shops and restaurants, schools and churches. Transport facilities are well catered for with regular bus and DART services to the City Centre.

DESCRIPTION

The property currently comprises of the former La Touche Hotel on Trafalgar Road and residential houses ‘An Tigin’ and ‘Eureka’ on Marine Terrace and Cliff Cottage on Marine Road. The entire site comprises of approximately 0.89 hectares (2.2 acres).

Trafalgar Road is a mixed residential and commercial area at the edge of Greystones town centre. The property enjoys frontage onto Trafalgar Road, Cliff Road and Marine Terrace and benefits from superb views over Greystones Coastline.

ZONING

The property is zoned Objective T1 under the Greystones/Delgany Local Area Plan 2006 – 2012. Zoning Objective T1 is defined “to provide for town centre uses”. Part of the property has been identified as a protected structure under

the Wicklow County Development Plan 2004 – 2010 and the Greystones/Delgany Local Area Plan 2006 - 2012.

ACCOMODATION

Previous planning for 85 residential units, 818sq.m of Retail/Offices and a hotel of 1,464sq.m. The residential breakdown is as follows:

Location	1 Bed 52-59 sq.m	2 Bed 76-92 sq.m	3 Bed 106sq.m	No. of Units
Block A	2	6	-	8
Block B	-	8	-	8
Block C	3	15	1	19
Block D	8	25	-	33
Block E	5	-	5 (Duplex)	10
Block F	-	7	-	7
Total Residential	18	61	6	85

GREYSTONES HARBOUR REDEVELOPMENT

The property is located approximately 100 metres south of the proposed Greystones Harbour redevelopment scheme. The scheme will bring significant new amenities to the area including a new harbour, coastal protection works, facilities for local sporting clubs, a new public beach, park and public square, boardwalks, piers and improved access to the Greystones to Bray cliff walk. The development will also include a 230 berth marina, new retail facilities including cafes and restaurants and 341 residential units.



IDEAL LOCATION FOR RESIDENTIAL, RETAIL AND NURSING HOME DEVELOPMENT.

SALES AGENT

For inspection please contact:

Garvan Walsh/Adam McCormack



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THE PROPERTY

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