



KELLY WALSH

property advisors & agents

for sale by private treaty

0.35 Acres (0.14 Ha)

Development Opportunity (subject to PP),
Poplar Row, Fairview, Dublin 3

DEVELOPMENT LAND



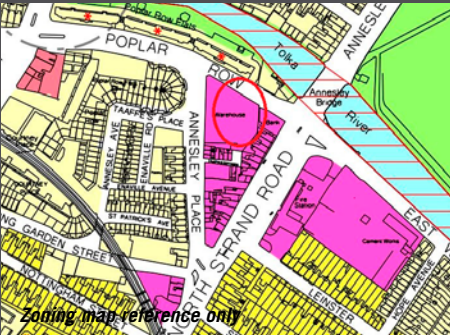
- Excellent development opportunity in central location (subject to PP).
- Site is positioned 150 metres east of Annesley Bridge which connects Fairview with the City Centre via North Strand Road.
- Overall site area of approx. 0.35 Acres (0.14 Ha)
- Site is zoned objective Z4 "Mixed Services".
- Site will be offered with full vacant possession.



Connolly Station & LUAS Terminal



Dublin Bus



Zoning map reference only

LOCATION

The site is located on the southern side of Poplar Row approximately 150 metres east of Annesley Bridge in Dublin 3. Access to the site is provided via a laneway off Annesley Place at the southern end of the property. Annesley Bridge connects Fairview to the north inner City via North Strand. The site has approximately 40 metres frontage directly onto Poplar Row.

The general vicinity is a mix of modern apartment buildings and local shops and businesses. Tesco, McDonalds, Lidl and Aldi are all within close proximity. Fairview Village and Park are 300 metres north east of the subject site. The area is well served by public transport with Connolly Station train station and LUAS terminus 1.5 kilometres south. Dublin Bus provides a number of services connecting Poplar Row with the city centre and surrounding areas.

DESCRIPTION

The site is irregular in shape and extends to approximately 0.35 Acres (0.14 Ha). The existing building comprises of an old generation industrial type warehouse which was previously in use as a car showroom.

The site will be offered for sale with vacant possession. The site is zoned objective Z4 **'mixed services'** which permits higher densities in district centres, particularly those which are well served by public transport.

ZONING

Under the Dublin City Development Plan 2016 – 2022 the subject site is zoned objective Z4 **"To provide for and improve mixed-services facilities"**.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at **Kelly Walsh Property Advisors & Agents** on **01 6645500** or email: **bryan@kellywalsh.ie**



Fairview Village



Fairview Park



PSRA Licence No: 002885

www.kellywalsh.ie

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