

Harold's Cross

146 to 156 Harold's Cross Road, Dublin 6



Residential Development Opportunity for Sale.

Site overlooking Harold's Cross Park, Dublin 6W.



- Prime development opportunity in Harold's Cross, Dublin 6W (Subject to P.P.)
- Site area extends to approximately 0.20 acres (0.08 HA).
- The site benefits from approximately 50 metres profile onto Harold's Cross Road.
- Highly sought after location with proven strong sales results.
- Full Vacant Possession to be secured in June 2019.
- Site is zoned Z1 "Residential" under the Dublin City Development Plan.



KELLY WALSH
property advisors & agents

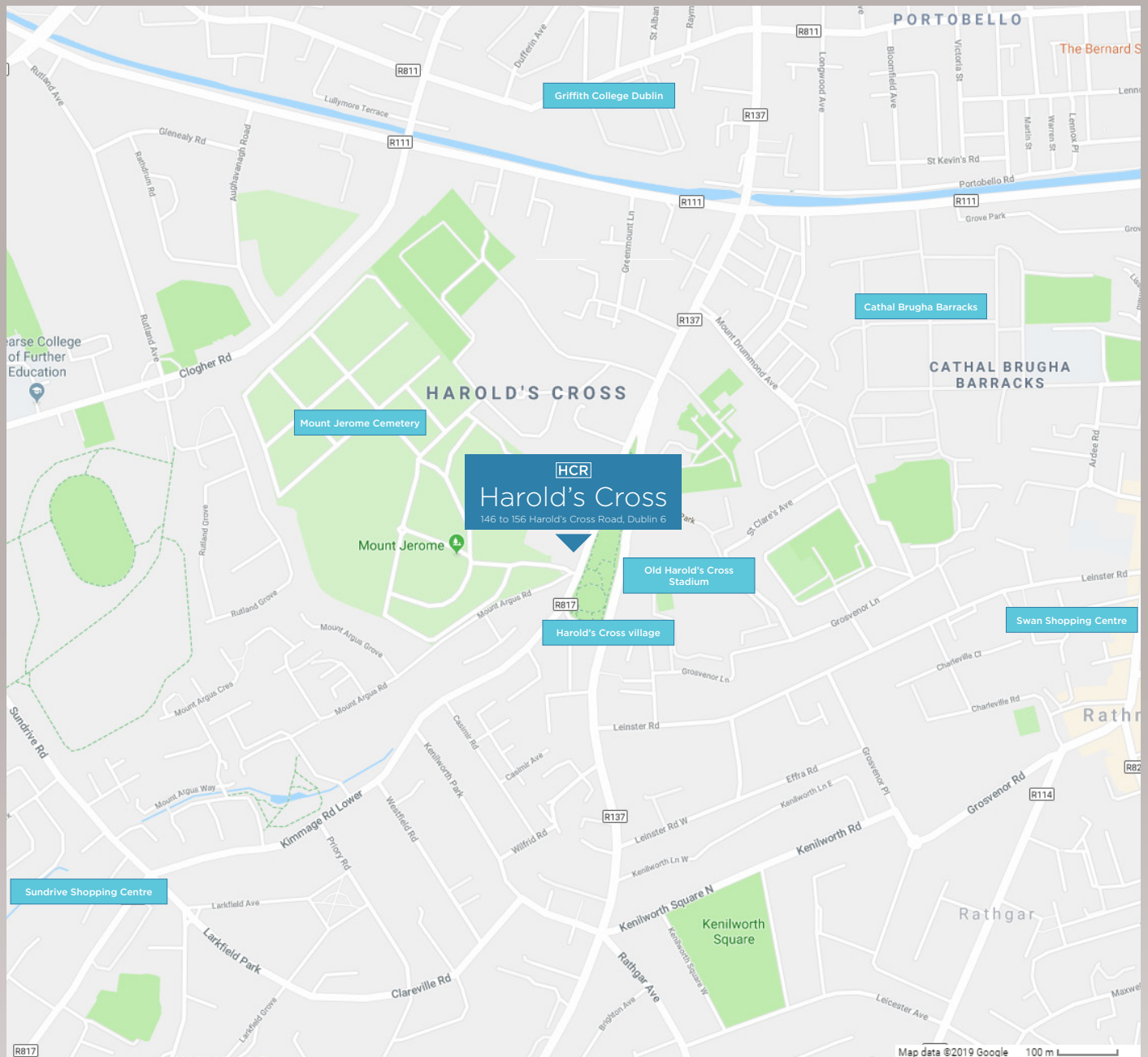
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LOCATION



The property is located on the western side of Harold's Cross Road adjacent to Mount Jerome Cemetery, approximately 750 metres from the Royal Canal and just a minutes' walk from Harold's Cross village in Dublin 6W.

HCR Harold's Cross

146 to 156 Harold's Cross Road, Dublin 6



Harold's Cross is a prime residential address due to its central location, good connectivity and proximity to the CBD, St. Stephens, Green, Grafton Street and Trinity College.

Harold's Cross Road acts as a busy thoroughfare connecting the south city with the villages of Terenure, Rathgar and Rathfarnham.

The immediate area is primarily a mix of low density housing to the south and east with the Gandon Close apartment scheme immediately to the north.



There are numerous sporting and recreational amenities in the general vicinity including Milltown & Castle Golf Clubs, Leinster Cricket Club, Mount Pleasant Tennis Club and Kenilworth Bowling Club all within a short distance.

Sundrive Shopping Centre is located approximately 1.2 kilometres North West in Kimmage with the Swan Shopping Centre in Rathmines located 1.5 kilometres east. Harold's Cross village offers a wide range of cafes, bars, restaurants and shops.

Dublin Bus operate a number of routes including the 15n, 16, 49 and 54a which serve Harold's Cross and surrounding areas.

The M50 is accessible within 6.5 kilometres east at junction 9.



Under the Dublin City Development Plan 2016 – 2022 the subject properties are zoned objective Z1 to “protect, provide and improve residential amenities”.



Convention Centre

Aviva Stadium

Merrion Square

Miesian Plaza

St. Stephen's Green

Iveagh Gardens

Hilton Hotel

One Grand Parade

South Circular Road

Portobello

Miesian Plaza

Cathal Brugha Barracks

Old Harold's Cross Stadium

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Gandon Close Development

Harold's Cross Park

Mount Jerome Cemetery

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DESCRIPTION



The properties comprise of a parade of terraced one, two and three storey buildings in various states of repair on a generally rectangular shaped site of 0.20 acres (0.08 Ha) overlooking Harold's Cross Park in Dublin 6W.

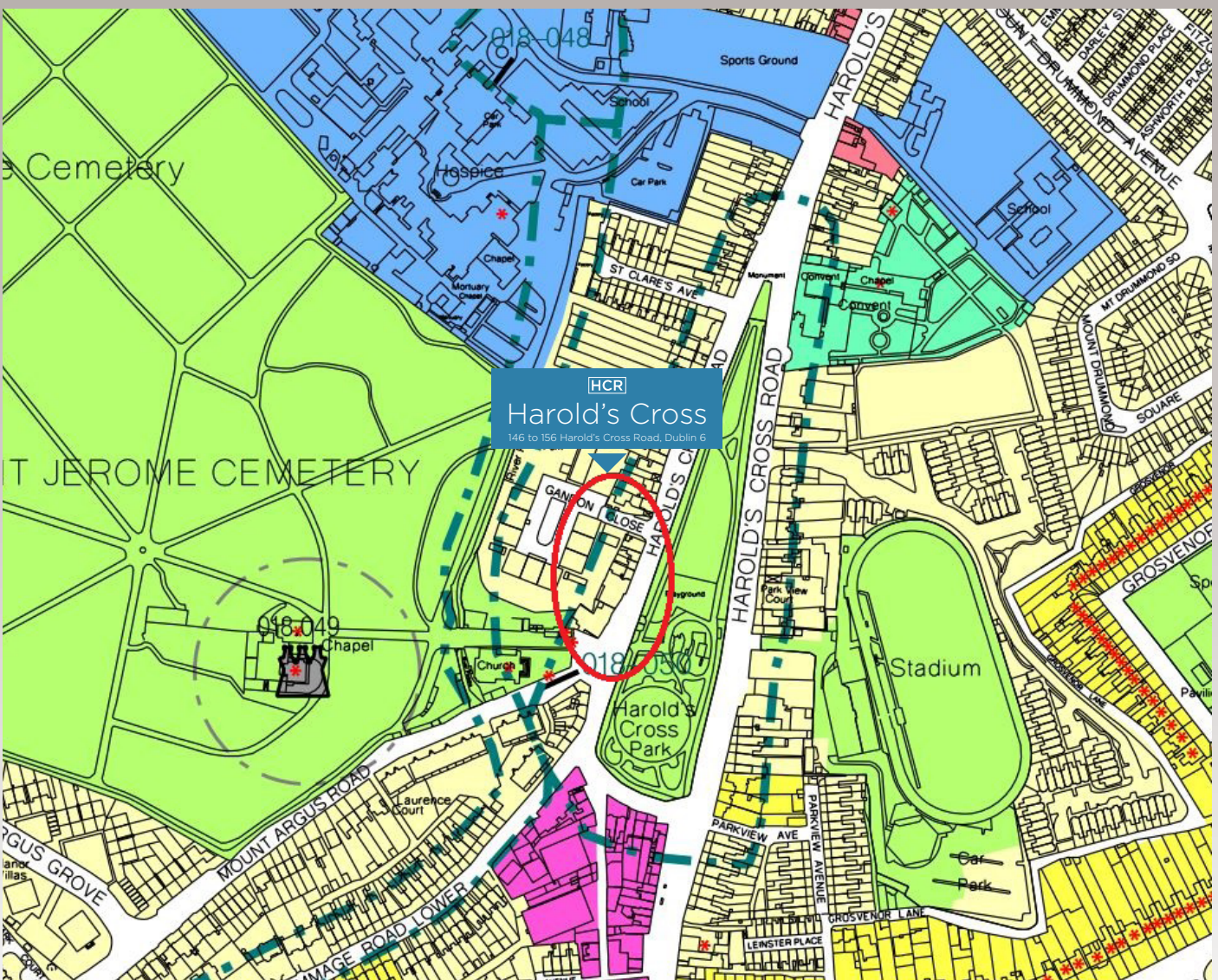
Parts of the buildings previously traded as an electrical retail/wholesale unit with the unit to the far north operating as a decorative lighting retailer.

There are three residential units which are currently subject to tenancies. Notices to Quit have been served with full Vacant Possession scheduled for June 2019.

Harold's Cross has long established itself as a highly sought after south city centre address with a proven track record in achieving strong sales results.




The properties present an excellent opportunity to acquire a prime residential development site in an exclusive area of Dublin 6 just a few minutes walking distance to the city centre (subject to PP).



HCR

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-  **Terms:** For sale by Private Treaty
- Pricing:** €1,850,000
- Viewings:** Strictly by appointment with the sole selling agents.
- Contact:** For more information and inspection, please contact Bryan Molloy or Garvan Walsh at Kelly Walsh Property Advisors & Agents on 01 6645500 or by email: bryan@kellywalsh.ie, garvan@kellywalsh.ie



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