



BLACKTHORN ROAD

SANDYFORD DUBLIN 18

Residential Development Opportunity





BLACKTHORN ROAD
SANDYFORD DUBLIN 18

Opportunity



JLL and HWBC are delighted to present this very attractive, prime residential development opportunity situated in the heart of Sandyford, a bustling suburb considered one of the most desirable residential locations in south county Dublin.





147
Apartments



Crèche
216 sq m
(2,325 sq ft)



Gym
46 sq m
(495 sq ft)



Cafe
141 sq m
(1,517 sq ft)



Media suite
93 sq m
(1,000 sq ft)



Location

Location is everything where property is concerned and this site is distinctly positioned in the centre of Sandyford, an affluent suburb of south Dublin which has evolved over the past 30 years and is now considered one of the most sought after residential and commercial locations in south county Dublin.

Sandyford is linked to a host of transport amenities, the M50 provides access to Ireland's motorway network with exits 13 and 14 serving Sandyford. The N11 provides direct access to Dublin city centre and there is an excellent supporting local road network.





Transport

The Green LUAS line stops at Stillorgan and Sandyford, both terminals are within a 5 minute walk of the property. The Dundrum Town Centre, Ireland's premier shopping location which hosts retailers including Hugo Boss, Calvin Klein, BT2, Cath Kidson, Harvey Nichols and House of Fraser is just two stops away on the LUAS, while commuters will be in Dublin city centre in 22 minutes.

There are also numerous Dublin Bus routes and stops which service the area and the Aircoach connects Sandyford to Dublin Airport.



Amenities

Sandyford also benefits from an unrivalled network of educational, health, sport and recreation amenities with numerous schools, gyms, hotels, hospitals, restaurants, golf courses and the Leopardstown racecourse all located in the vicinity.

Work

Sandyford has also become a popular suburban office location and is currently host to a number of international occupiers including Microsoft Ireland, Salesforce, MSD (Merck Sharp & Dohme), Mastercard, Sage, Vodafone and Bank of America Merrill Lynch.

Description

The property is a corner site which extends to approx. 0.809 Hectares (2.0 Acres) and benefits from dual frontage onto Blackthorn Road and Carmanhall Road in the centre of Sandyford.

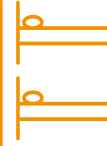
There is an existing building on the site which comprises a two storey office/industrial building which extends to approx. 43,871 sq m (41,677 sq ft) with 107 surface car parking spaces.

U+I have successfully secured planning permission for a stunning residential scheme which extends to approx. 16,677 sq m (174,020 sq ft) consisting of 147 carefully designed apartments in 3 blocks which range in height from 6 to 8 storeys and will capture breath taking views over Dublin Bay.



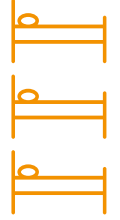
x29

1 bedroom
units



x102

2 bedroom
units



x16

3 bedroom
units

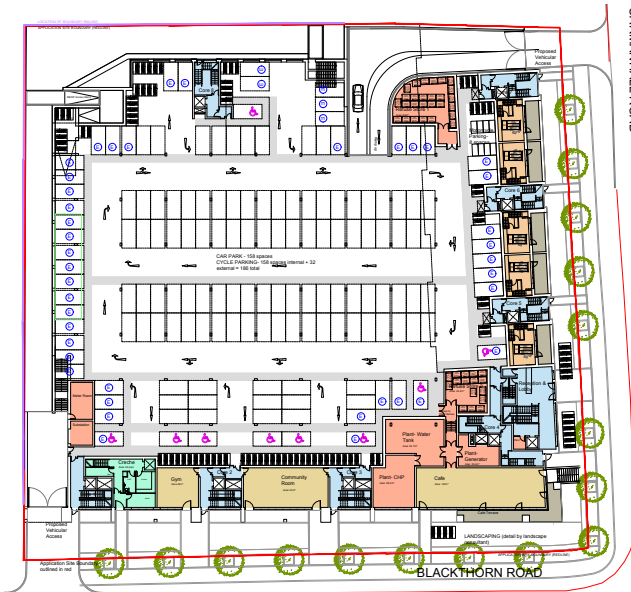
concierge | café | gymnasium | media suite

The scheme has been designed to include at ground floor level, an impressive double height reception area where residents can avail of a concierge service. There is also a café, a gymnasium, a media suite and a crèche all located in the development, amenities that have become synonymous with modern private rented schemes.

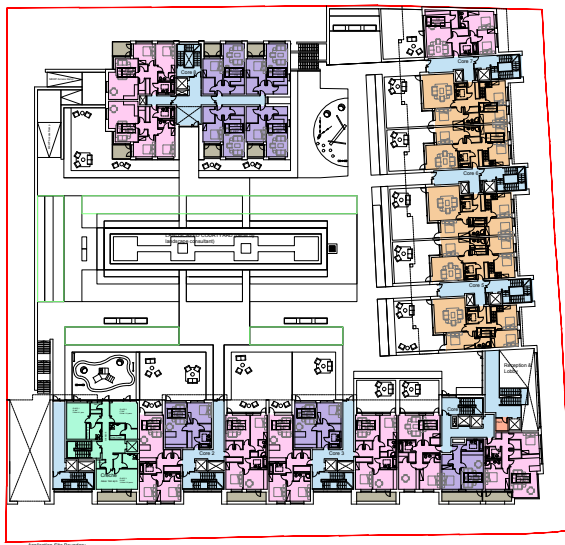


Floor Plans

Ground Floor



First Floor



Sixth Floor



A central courtyard is proposed at first floor level of the development and will host an impressive centrepiece water feature, recreational play areas as well as providing large garden terraces for those units fronting onto the courtyard.

The design incorporates surface car parking for 158 cars, accommodated in an undercroft car park beneath the central courtyard. This aspect of the design offers a considerable saving in relation to the overall build cost of the scheme.

The design exceeds the minimum requirements set out in the "Sustainable Urban Housing: Design Standards for New Apartments" published in December 2015, 71% of the units are dual or triple aspect. Those that are single aspect are focused upon the landscaped courtyard at level 1 facing south and west.

Residents will enjoy the magnificent views over Dublin Bay, stretching out over the reservoir and all the way from Howth to Dalkey.





BLACKTHORN ROAD

SANDYFORD DUBLIN 18

Zoning

The property is Zoned Z5 under the Sandyford Urban Framework Plan 2016-2022 - "Zone 5 consists of areas where residential development should be the primary land use and the environment should be designed to be conducive to the development of sustainable residential neighbourhoods. Three distinct areas have been identified within the Sandyford Business District, each with potential for its own character". The site is within the Carmanhall Road neighbourhood, this residential neighbourhood is to be centrally located within Sandyford Business

District adjacent to the Mixed Use Core Area, reducing the need to travel and enhancing the viability of retail facilities and services and the vitality of the area as a whole.

The layout of the scheme is fitting with the objectives of the Urban Framework Plan and with this site identified as the gateway into the 'Carmanhall Road Neighbourhood' the scheme has been designed to present a landmark development befitting the stature of this site location.

Title

The property is held under a long leasehold title.

Contacts



PSRA No. 002273

Conor O'Gallagher

01 673 1600
086 810 8357
conor.ogallagher@eu.jll.com

Des Lennon

01 673 1600
086 254 2672
des.lennon@eu.jll.com

Daragh Sheehan

01 673 1600
086 144 9316
daragh.sheehan@eu.jll.com



PSRA No. 002098

Michael Madden

01 775 0500
087 207 1839
mmadden@hwbc.ie

Tony Waters

01 775 0500
087 255 5208
twaters@hwbc.ie

Solicitors

WILLIAM FRY III

Lisa McCarthy

01 639 5000
Lisa.mccarthy@williamfry.com



BER number: 800273088

Energy Performance:
279.04kgCo2/m2/yr 2.3

The particulars and information contained in this brochure are issued by JLL and HWBC on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser / tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and / or correctness of the particulars and information given. None of JLL and HWBC, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and / or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser / tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser / lessee shall be liable for any applicable taxes or VAT arising out of the transaction.