

FOR SALE

MERRION ROAD

BLACKROCK, CO. DUBLIN

Waterfront Development Site

4.8 acres (approx.)

F.P.P. for a Recreational Development with Gym, Pool, Spa,
Restaurant, Café, Creche and Interpretative Centre

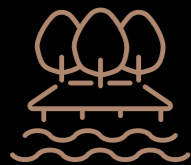


CBRE

A UNIQUE DEVELOPMENT OPPORTUNITY IN A BREATHTAKING SETTING



CGI view from Booterstown Marsh of proposed scheme



Unique and attractive waterfront development opportunity.



Ideally located on Merrion Road in Blackrock, Co. Dublin.



The entire site extends to approx. 4.8 acres.



Recent planning permission granted for a Recreational Development, Interpretative Centre and Coastal Meadow.



The potential scheme extends to approx. 68,125 sq.ft. and includes a restaurant, gym, pool, studios, spa, café and creche.



Excellent public transport links with both Sydney Parade and Booterstown DART stations adjacent to the site.



Sydney Parade DART Station

Sandymount

St. Vincent's Private Hospital

Elm Park

Maldron Hotel

Booterstown Nature Reserve

Booterstown DART Station

UCD

 Merrion Road



LOCATION

Located at one of the southern gateways to Dublin City, the site is highly connected yet subtly secluded.

The site is positioned between Merrion Road and the South Eastern Commuter Rail Line and adjoins Booterstown Nature Reserve to the south. This positioning affords the site uninterrupted sea views out over Dublin Bay.

There is superb public transport in the immediate area with Booterstown DART station within 0.35km and Merrion Road Bus Stop situated at the site providing frequent Dublin Bus and Aircoach services to Dublin Airport. BusConnects programme will further enhance this offering.

The Maldron Hotel is positioned immediately opposite the site while the Radisson Blu St. Helen's Hotel is also in close proximity. Elm Park Golf & Sports Club and UCD Sports Centre are also easily accessible.



ZONING

The northern section of the site (approx. 2.8 acres) falls within the Dublin City Development Plan 2022-2028 while the southern section (approx. 2 acres) falls within the DLRCC Development Plan 2022-2028.

The majority of the lands within the DCC Plan are zoned Objective Z9 - Amenity / Open Space Lands / Green Network, that is 'To preserve, provide and improve recreational amenity, open space and ecosystem services.

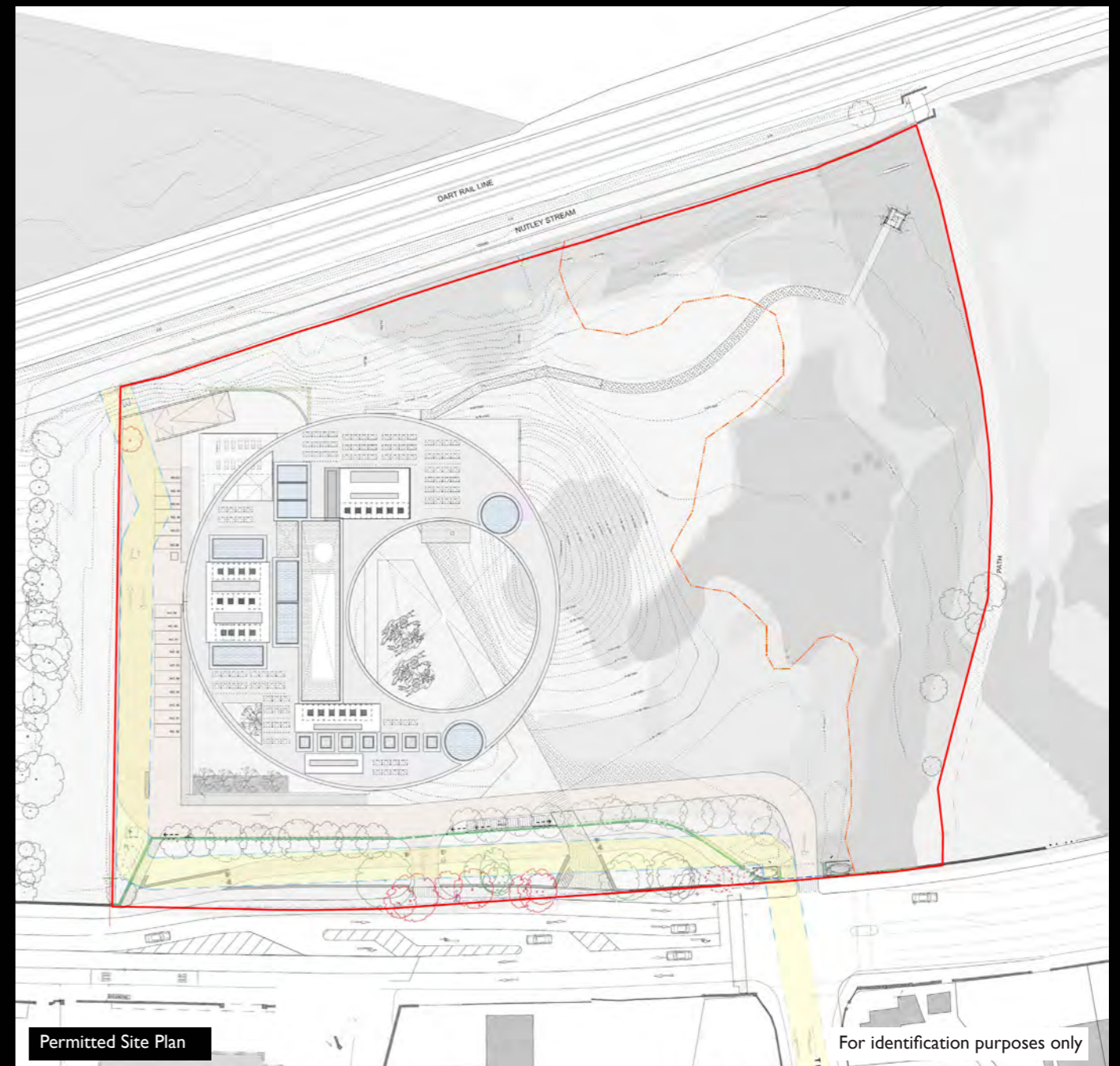
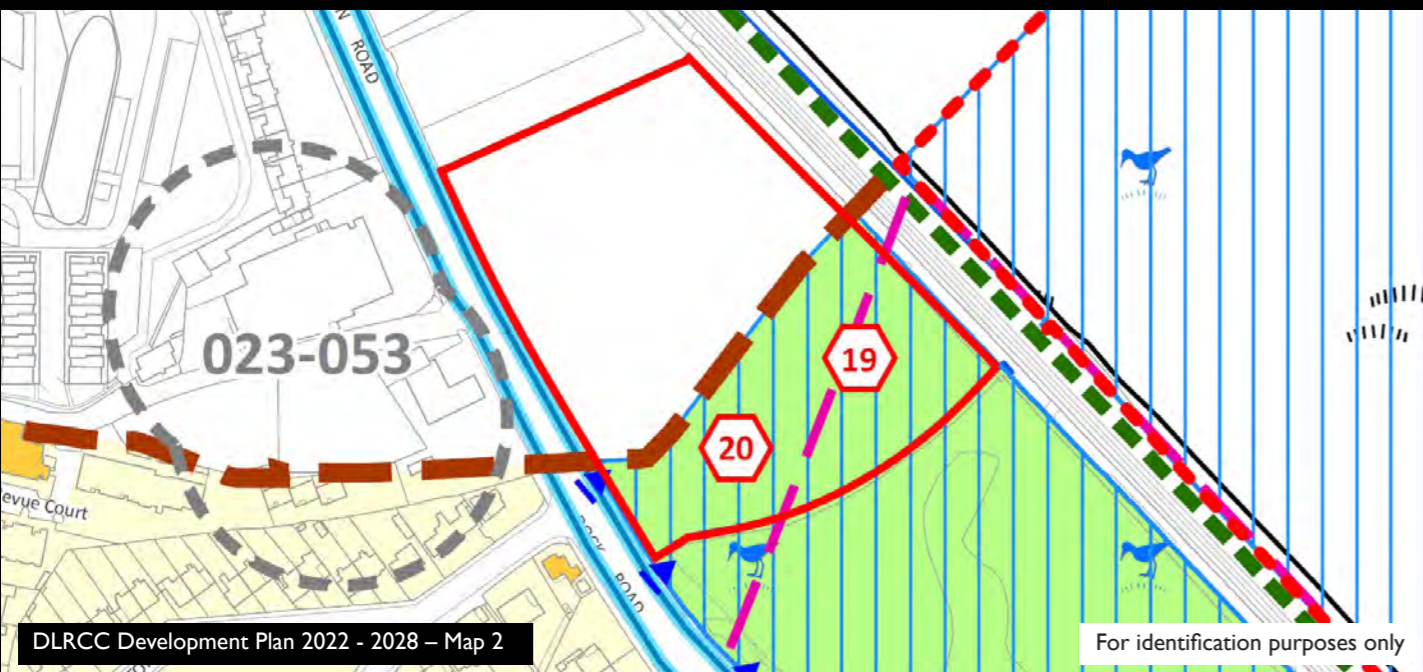
The element within the DLRCC Plan (approx. 2 acres) is zoned Objective F, that is 'To preserve and provide for open space with ancillary active recreational amenities'. Under this Plan, this section of the site is also designated as a Proposed Natural Heritage Area.

PROPOSED DEVELOPMENT

An Bord Pleanála granted permission on 5th July 2023 (4514/19 & D19A/0908) for a unique development comprising a Recreational Building, Interpretative Centre and Coastal Meadow.

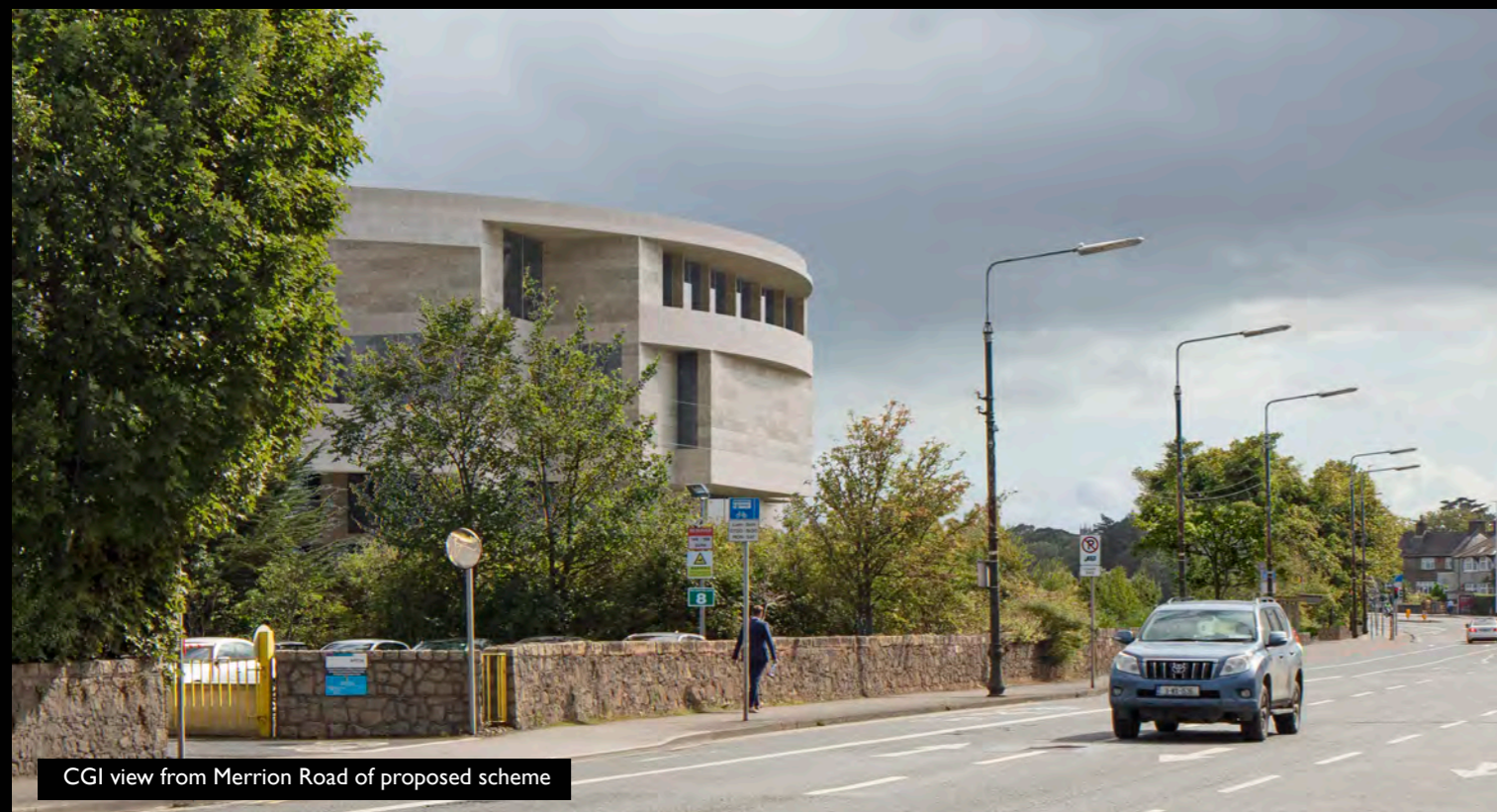
The proposed scheme extends to approx. 68,125 sq.ft. and includes a 4,865 sq.ft. restaurant with a 3,229 sq.ft terrace, gym, swimming pool, multiple studios, spa, café and creche.

The building is proposed for the northern end of the site and the proposal will enhance the ecological heritage of the site and contribute to the UNESCO objective of incorporating the bayside as one of the only two Biospheres in the country. Terraces, raised gardens and walkways form vantage viewing points at all levels. Pedestrian and car access space routes are held by grassy berms and soft undulating ground as part of new landscaping proposals.





CGI view from Sandymount Bay of proposed scheme



CGI view from Merrion Road of proposed scheme



CGI view from Booterstown Marsh of proposed scheme

MERRION ROAD

BLACKROCK, CO. DUBLIN

Full details can be found on the Dataroom
for the sale which can be accessed at:

www.merrion-road.com

Viewing

Strictly by appointment only

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