

6 & 7 HAGAN'S COURT, LOWER BAGGOT STREET, DUBLIN 2

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH F.P.D.



6 & 7 Hagan's Court, Lower Baggot Street, Dublin 2

F.P.P. 2 Contemporary Houses

Property Overview

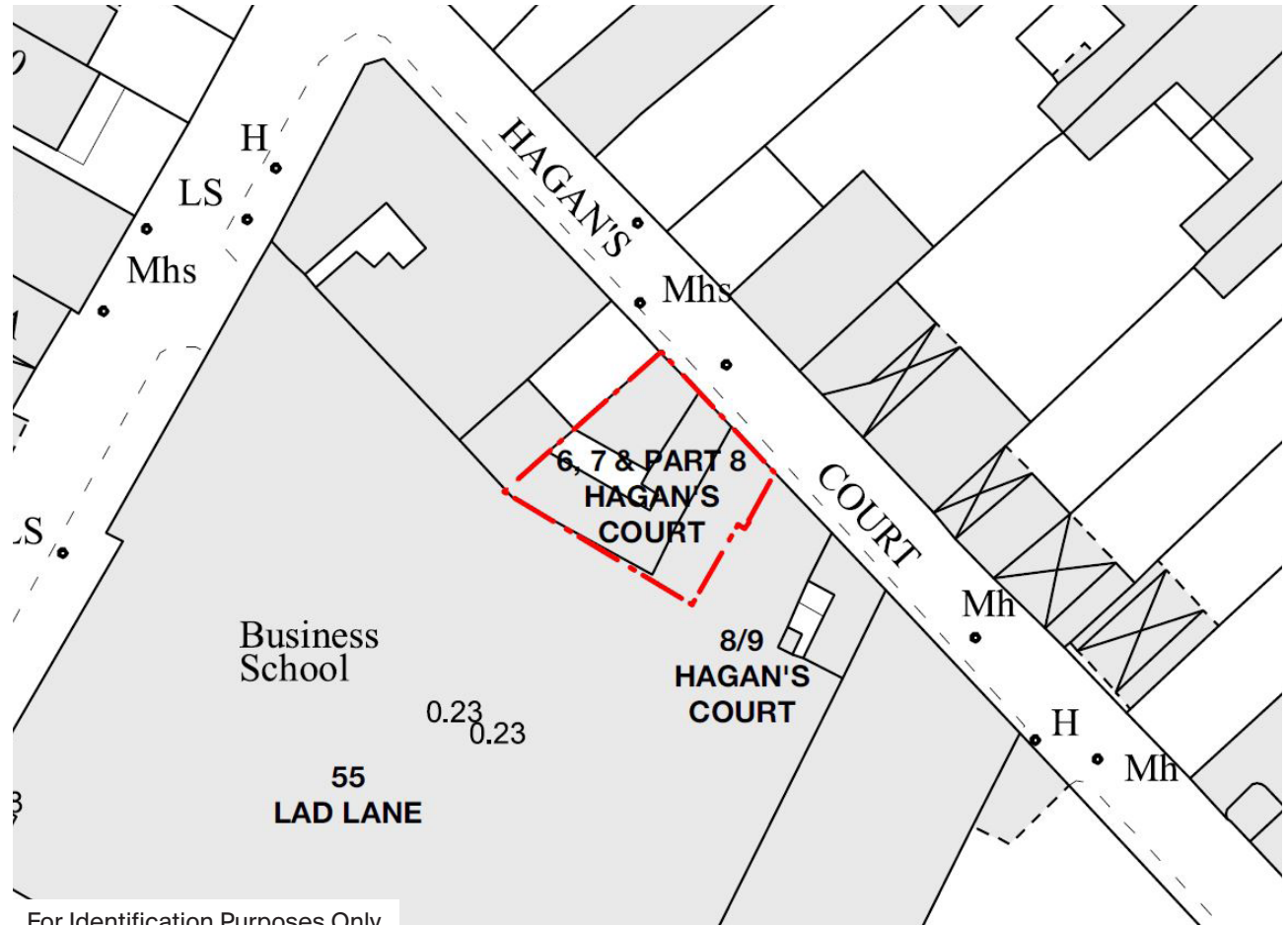
The property is located in one of the most sought-after residential locations in Dublin's City Centre, between Baggot Street and Leeson Street and currently comprises 2 vacant houses on a site extending to approximately 0.045 acres / 0.018 hectares.

Property Location

Situated in Dublin's Central Business District, there are a wealth of Multinational employers in close proximity such as Google, Amazon, Meta and LinkedIn who have recently constructed their European HQ adjacent to the property. There is an abundance of amenities in the locality, in addition to all the City Centre offerings, including St. Stephen's Green, Grafton Street, Grand Canal Dock, Merrion Square, and numerous cafés, bars, hotels and restaurants.

The area is well served by excellent educational facilities for all ages including The Institute of Education, C.U.S Primary and Secondary School, Sandford Park School, and Loreto on the Green.

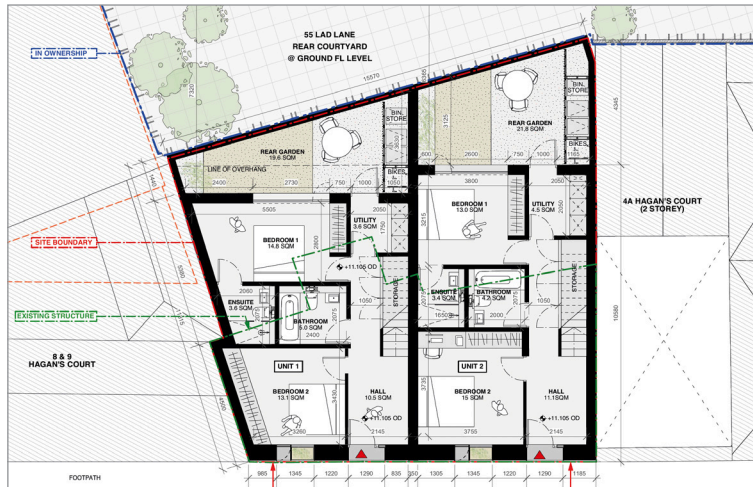
The property is also highly accessible by excellent public transport with access to Charlemont and St. Stephen's Green Luas stops, Pearse Street and Grand Canal Dock DART stations, a quality Dublin Bus corridor, the Aircoach and Dublin Bikes.



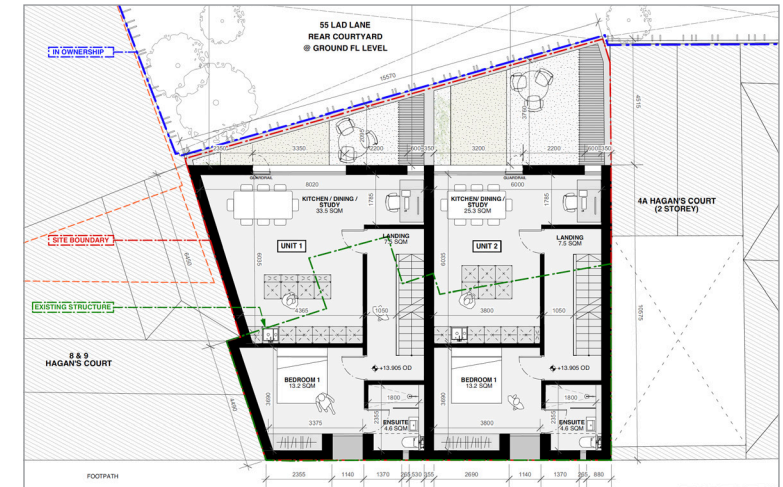
For Identification Purposes Only.



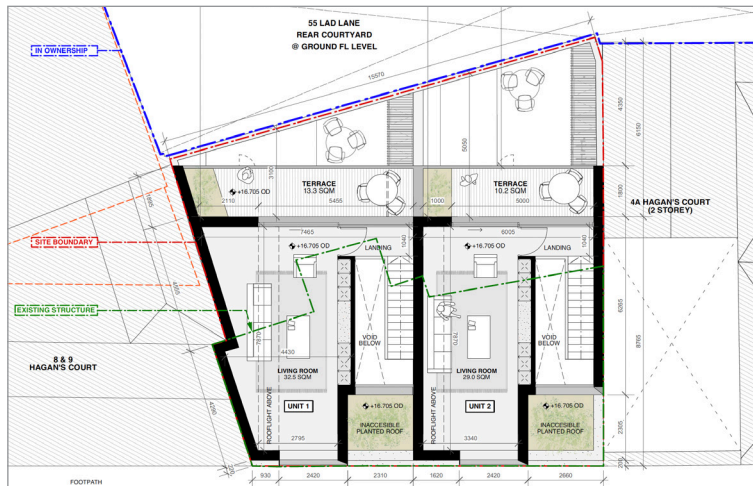
Ground Floor Plan



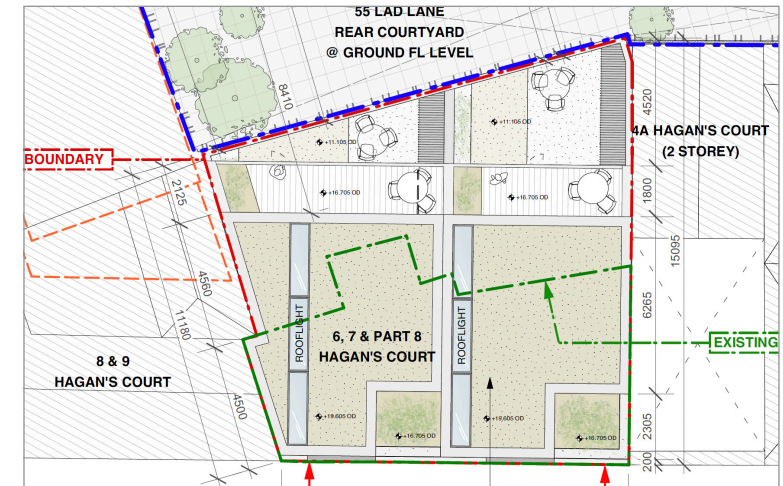
First Floor Plan



Second Floor Plan



Roof Plan



Planning Permission

On the 2nd September 2021, Dublin City Council granted permission for the construction of two new houses under Reg. Ref, No. 2931/21. The proposed development will consist of the demolition of all structures on site and the construction of 2 no. three

storey, 3-bedroom houses. The proposed development will include rear gardens at ground floor and terrace at second floor with green roofs. The new houses will have a floor area of 166.5 sq.m and 157.3 sq.m respectively.

Zoning

Under the Dublin City Council Development Plan (2022-2028) the site is zoned Z1, Sustainable Residential Neighbourhood, which is to 'protect, provide and improve residential amenities'.



Local Amenities

1. National Concert Hall
2. St Stephens Green Shopping Centre
3. The Shelbourne Hotel
4. Trinity College
5. Dáil Éireann
6. National Museum of Ireland
7. The Institute of Education
8. National Maternity Hospital
9. Temple Bar
10. Convention Centre
11. Bord Gais Energy Theatre
12. The Merrion Hotel

Multinational Companies & Offices

- A. Horizon
- B. Aerap
- C. LinkedIn
- D. ESB
- E. Department of Health / BDO
- F. Amazon
- G. Meta
- H. Salesforce / Slack
- I. Google
- J. IFSC



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Viewing Strictly by appointment.



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