

LÖRD MAYORS

— SWORDS. CO. DUBLIN —

Superb Residential Site
F.P.P. 134 apartments

FOR SALE

www.lordmayorsite.com



SUPERB RESIDENTIAL OPPORTUNITY

Full Planning Permission for 134 Apartments



*SHD CGI as per planning application / For Illustration Purposes only.



Sought after North Dublin Location



Wealth of amenities due to Main Street location.



Full planning permission in place for an attractive scheme of 134 apartments and communal / commercial units.



Flexibility in design with a granted permission for build to sell standards but with communal amenities making it ideal for a rental scheme.



Strong connectivity to M1/ M50 Motorways and Dublin Airport Location.



Vacant site extending to approximately 3.4 acres (1.4 hectares.)

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Ward River Valley Park

Swords Main Street

For illustrative purposes only.

 DublinAirport

Airside Retail Park

Towards M1 / M50 / Dublin City Centre

R132

Swords Pavilions Shopping Centre

**LORD
MAYORS**
— SWORDS, CO. DUBLIN —

Ward River Valley Park

Swords Main Street

For illustrative purposes only.

Situated in the heart of Swords Village

Asset Overview

This site is situated in a prominent location in Swords Town Centre at the junction of Ward River Valley Park and the Main Street of Swords. The lands extend to approximately 3.4 acres (1.4 hectares) and encompass the vacant Lord Mayor Pubic House, its associated car park and a large area of undeveloped land.

Swords is a large suburban town, located in north County Dublin 12.5 km north of Dublin city. The property is highly connected in close to both the

M1 motorway providing vehicular access to the City Centre and Dublin Airport.

The planned Metro North station will be within walking distance to the lands providing an enclashed future connectively to the property. The nearest bus stop to the site is 270m away on Main Street, served by No. 500 and the 41 bus. The lands are also located in close proximity to the coastal villages of Malahide and Portmarnock approx. 5km to the east.



Zoning

Under the Fingal Development Plan 2023 – 2029 the majority of the site is zoned Major Town Centre, which the objective is to 'Protect, provide for and/or improve major town centre facilities'. A small parcel to the north-western edge zoned HA, High Amenity, that is to Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of

place. In recognition of the amenity potential of these areas, opportunities to increase public access will be explored.

Under the Major Town Centre zoning uses Permitted in Principle include Apart-Hotel, Healthcare Hotel, Residential, Restaurant / Café and Retail.



Fingal Development Plan 2023- 2029

- MC - Major Town Centre Protect, provide for and/ or improve major town centre facilities
- MRE - Metro and Rail Economic Corridor Facilitate opportunities for high density mixed-use employment and commercial development and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor

Planning Permission

On 30th March 2023, An Bord Pleanála granted planning permission on the subject site (ABP-313223-22) for the demolition of the current buildings to provide for an attractively designed 134 no. apartment scheme (59 no. 1-bed apartments, 67 no. 2 bed apartments and 8 no. 3 bed apartments) over 4 no. blocks, with communal storage areas, creche, communal gym and 5 no. commercial units.

The apartments blocks are designed around a south-facing central courtyard, providing a connection to Ward Valley Park and providing significant open space amenities for the future residents. This natural verdant landscape contributes towards the quiet parkland feel and to the private screened nature of the site.

A full planning pack is available to download via the property [dataroom: www.lordmayorsite.com](http://www.lordmayorsite.com)



Planning application CGI / Illustrative purposes only.



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Indicative site plan to comply with planning condition 2(c)

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

Dataroom

www.lordmayorsite.com

Contact

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BER Number: D2

141.58 kWh/m²/yr 0.91

Viewings:

Strictly by appointment only.

Subject to Contract / Contract Denied / Without Prejudice

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