

FOR SALE

CORONA

Dublin Road | Sutton Cross | Dublin 13



Residential Development Site (SPP)

CBRE

BER D1

DEVELOPMENT
OPPORTUNITY



Highly accessible
location conveniently
located within walking
distance to Sutton
DART Station



Site extends to 1.1
acres, including
both 138a & 139
Dublin Road



Two existing
detached houses
on the site



Zoned RS –
Residential under the
Fingal Development
Plan 2023-2029



Located in the heart
of Sutton, one of
North Dublin's most
desirable locations



Feasibility study
undertaken by Plus
Architecture showing
various development
options (SPP)



ASSET OVERVIEW

The subject site extends to approximately 0.46 hectares (1.137 acres) and comprises two sites, 139 (Corona) and 138A (Austinville). There is the potential to acquire 139 on its own as Lot 1 or alternatively the option to acquire both 138A (Austinville) and 139 (Corona) together as Lot 2.

Positioned on Dublin Road in the heart of Sutton Village, the site occupies a prominent corner location with strong visibility and easy access to one of Dublin's most sought-after coastal suburbs.

The site is zoned Residential under the Fingal Development Plan 2023-2029, with the objective to provide for residential development and to protect and improve residential amenity.

This zoning underpins a range of development options, as outlined within the feasibility study prepared by Plus Architecture (SPP).

AUSTINVILLE

Austinville adjoins the subject site and there is the potential to acquire this along with the Corona site.

The feasibility shows potential development options including and excluding the Austinville site.





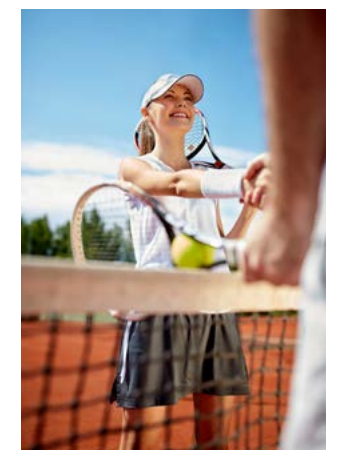
LOCATION

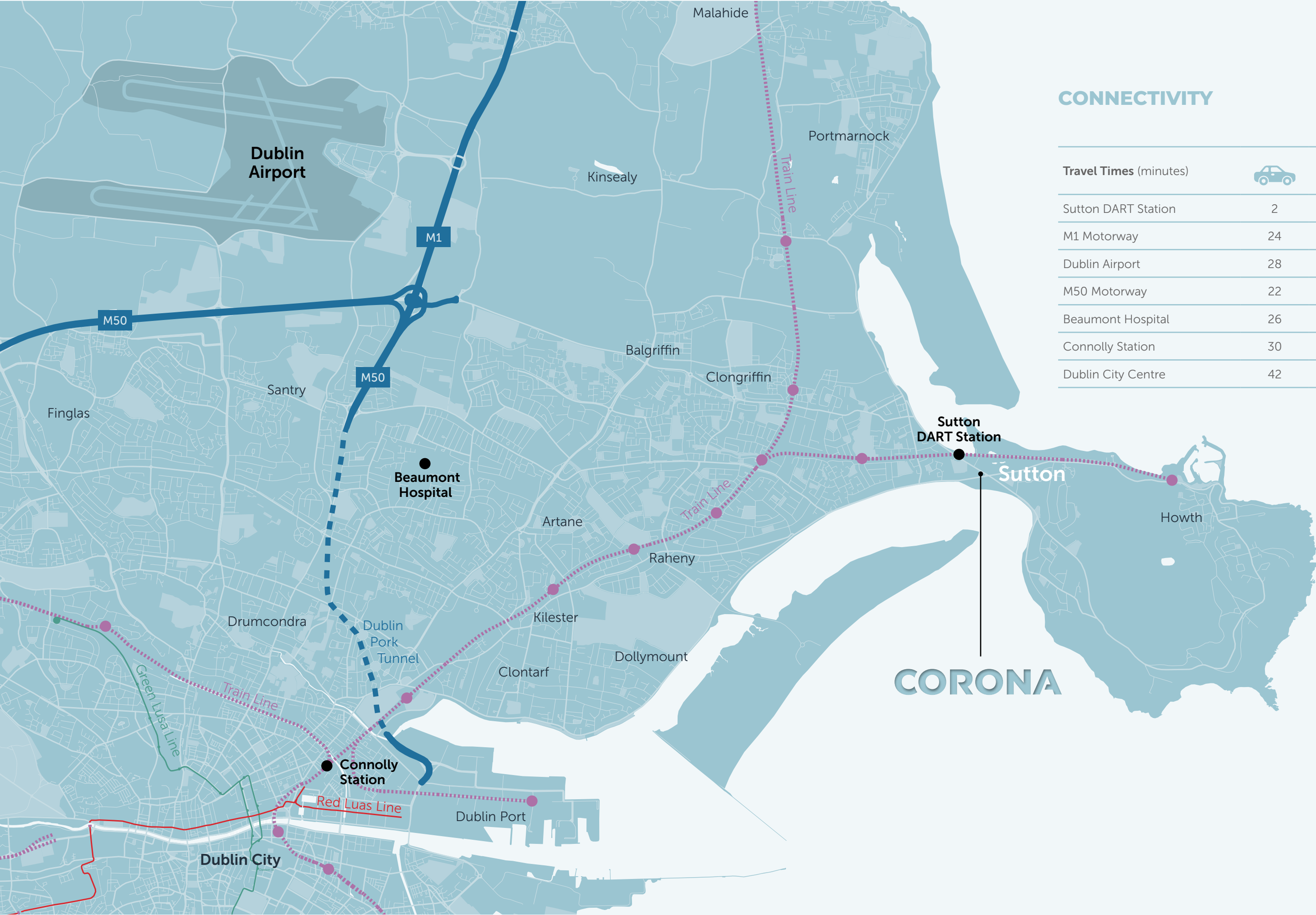
The subject site is located on Dublin Road, a highly sought after established residential area.

Sutton is located approx. 13km from Dublin City Centre. The area is characterised by its village atmosphere, mature landscape surroundings and coastal living, while still offering exceptional convenience to a wide range of local amenities. Dublin Road offers a range of amenities including boutique shops, cafes, restaurants and excellent schools.

Sutton Village offers an exceptional residential setting, combining village character with excellent transport connectivity, including DART access at Sutton station, quality local amenities and proximity to the coastline.

The site is within walking distance of Sutton DART station and a number of high-frequency Dublin Bus routes providing direct access to Dublin City Centre.





CONNECTIVITY

Travel Times (minutes)			
Sutton DART Station	2	-	3
M1 Motorway	24	55	28
Dublin Airport	28	68	38
M50 Motorway	22	53	36
Beaumont Hospital	26	49	31
Connolly Station	30	25	39
Dublin City Centre	42	44	44



OPTION 1 | Housing



OPTION 2 | Apartments & Duplexes



OPTION 3 | Apartments

CGI of permitted development for illustrative purposes only

138A & 139

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DEVELOPMENT POTENTIAL

A feasibility study has been undertaken by Plus Architecture outlining a number of potential development options on the subject site.

The feasibility studies looked at housing, apartments and apartment and duplex developments that could be achieved on the site.

A copy of the feasibility study is available upon request from the sole selling agents.

FEASIBILITY STUDY OPTIONS

	Total No. Units
Housing	8
Apts & Duplexes	22
Apartments	53

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FURTHER INFORMATION

VIEWING

Viewing is strictly by appointment with the sole selling agent.

SERVICES

We understand that all mains services are available to the property, however interested parties are required to satisfy themselves as to the adequacy and availability of services to the property.

TITLE

We understand the property is held on a freehold title.

BER



AGENT

CBRE

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