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Key Features:

- Location – 22-24 Main Street, Bray, Co. Wicklow
- Site Area: 0.121 hectare / 0.3 acres
- Planning Permission Approved for Mixed Use Development, including 15 residential units
- Well serviced with Social, Utility, Road & Rail Infrastructure
- Located in Town Centre

Site Acquisition Cost = €1.1m “The Investment”

- Development Funding Required = € 4 m
- Development Funding is available separately

Disposal Strategy

- Sell six townhouses for €4.5m (inc. VAT)
- Retain nine no. Apartments as Disabled Housing

proposed development

15 no. Residential Units	GFA: 1,326 sqm
6 no townhouses	Planning Approval gained March 2022
9 no. Apartments + 2 additional with converted Office	Brownfield - Urban Renewal Project

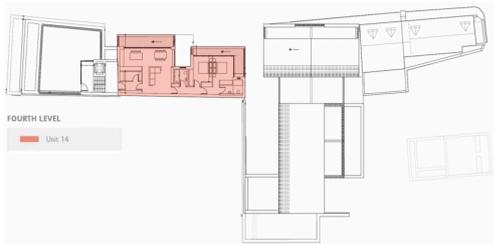
Proposed Accommodation

Unit	Type	Sqm	Sq ft	Unit	Type	Sqm	Sq ft
16	Retail Unit	94.7	1,019	8	3 Bed Apartment	103.2	1,110
17	Office Suite	70	753	9	1 Bed Apartment	47.1	507
1	3 Bed Townhouse	111.4	1,119	10	1 Bed Apartment	53.2	562
2	3 Bed Townhouse	111.4	1,119	11	2 Bed Apartment	84.0	904
3	3 Bed Townhouse	116.9	1,259	12	1 Bed Apartment	47.1	507
4	3 Bed Townhouse	116.9	1,259	13	1 Bed Apartment	47.1	507
5	3 Bed Townhouse	122.6	1,319	14	2 Bed Apartment	84.0	904
6	1 Bed Apartment	67.1	507	15	3 Bed Townhouse	102.3	1,101
7	1 Bed Apartment	53.2	562				

Planning Application: PL27.314757

Description	Amendments to the previously approved planning permission, reference no. 22/214 to include the addition of 3 units, to increase the total number of residential units on the entire site from 15 to 18 units.
Case type	Planning Appeal
Decision	Refuse Permission
Date signed	15/11/2023
EIAR	No
NIS	No
Parties	Cutbush Developments Limited (Applicant) Cutbush Developments Limited (1st Party Appellant) (Active)
History	<ul style="list-style-type: none">• 15/11/2023 - Refuse Permission• 04/10/2022 - Lodged
Case reference: PL27.314757 - Planning Authority Case Reference: 22796	

floor Plans



[PROPOSED GROUND FLOOR PLAN](#)

[PROPOSED SECOND FLOOR PLAN](#)

[PROPOSED FIRST FLOOR PLAN](#)

[PROPOSED THIRD FLOOR PLAN](#)

[PROPOSED FOURTH FLOOR PLAN](#)

LEGAL PACK

Inspectors Report 314-R314757

Order 314-D314757

Direction 314-S314757

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