

# Former Model School, Church Avenue, Glasnevin, Dublin 9

Excellent Re-Development Opportunity

## For Sale by Public Auction

Tuesday 6th November 2018 at 2.30pm  
The Conrad Hotel, Earlsfort Terrace, Dublin 2



- Former School Premises c.325 sq. m. in this Prime Residential and Commercial Location
- Total Site Area .16 ha (1,600 sq m)
- Magnificent Opportunity for Redevelopment (S.P.P.)
- Opportunity for Rental Income from Existing Property
- Adjoining Bons Secours Hospital and adjacent Met Éireann H.Q.
- 59 Metres Road Frontage
- Zoned Z1 Under the Dublin City Development Plan 2016-2022 – To protect, provide and improve residential amenities
- Freehold Title
- Full Vacant Possession

86-88 Leeson Street Lower, Dublin 2. Tel: 01 673 1400

**Nigel Kingston**

Lambert Smith Hampton

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**John Barnewell**

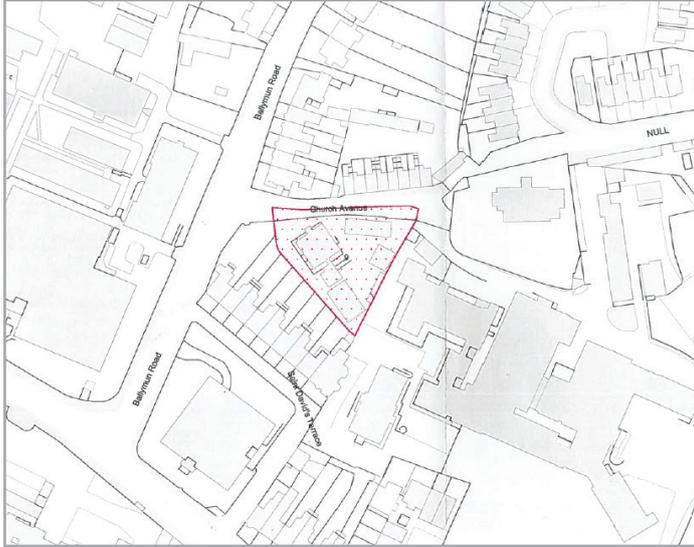
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# Former Model School, Church Avenue, Glasnevin, Dublin 9



Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

## Location

Church Avenue is a quiet residential road only minutes from Glasnevin Hill and St. Mobhi Road. This substantial former school including surrounding grounds at Church Avenue is situated in one of the North City's most desirable neighbourhoods, surrounded by many educational institutions, sports grounds and public parks.

The immediate surrounding area is characterised by quaint leafy roads with a variety of Edwardian and Georgian terraces and detached properties, yet the location is only minutes from the bustle of Glasnevin and Phibsborough villages with their many restaurants, cafés, bars and retail offerings.

Neighbouring bodies in the vicinity include the Bons Secours Hospital, DCU Innovation Campus, Met Éireann, Glasnevin Academy of Music and St. Mary's Secondary School.

## Description

Triangular in nature, this is a substantial site of .16 hectares (1,600 sq. m.) which fronts onto Church Avenue, whilst the rear of the property is bordered by the Bons Secours hospital and the rear of St. David's Terrace.

The Former Model School which occupies a portion of the site, is a single-storey over basement former primary school. The substantial road frontage overlooking Church Avenue further adds to the development potential of the site.

The site is largely level in nature and has been surfaced in concrete and tarmac, with the perimeter walls being of brick and concrete block construction.

Opportunities in prime residential areas such as Glasnevin are rare and the sale of this site affords the purchaser an outstanding opportunity to develop a variety of residential and/or commercial properties (S.P.P), whilst also having the ability to generate an income from the existing building.



## Title

Title is Freehold  
The property is being sold with full vacant possession

## Accommodation

Former Schoolhouse of approximately 325 sq. m. (3,500 sq. ft.) GEA

## Site Area

Total 0.16 ha (1,600 sq. m.)

## Zoning

The site is zoned Z1 (To protect, provide and improve residential amenities)

## VAT

We are advised that VAT will not be applicable to this sale

## BER



BER No.: 800624108

Performance Indicator: 309.65kWh/m<sup>2</sup>/yr

## Conditions of Sale

The Conditions of Sale are available through the vendor's Solicitors:  
Ms. Emily Foley  
Chief State Solicitor's Office (CSSO),  
Little Ship Street, Dublin 8.  
Email: emily\_foley@csso.gov.ie  
Tel: 01-4176100

## Viewing

Strictly and only by prior appointment through the sole selling agents.