

Prime Development Opportunity

For Sale by Tender
Wednesday 14th October, 2020



Beaumont Convent on C. 0.56 ha, Dublin 9.

The property comprises a substantial Three Storey Convent Residence on a prime site.

Contact: Brian J Farrell at 045 431327



PSRA Licence No. 001230

Located just off Beaumont Road,
close to Beaumont Hospital



Description

The Convent which was built in 1927 is a substantial three storey residence in an attractive mature setting,

The residence extends to 1,027 sq.metres Having being refurbished in recent years the property is in good interior and exterior decorative order. The Convent is approached by a short mature tree lined driveway from a recessed entrance.

The residence briefly comprises 4 reception rooms, 21 bedrooms, kitchens, bathrooms etc.

To the front of the convent is a forecourt for parking over looking the Catherine McAuley Public Park. There is also a second entrance to rear.



BEAUMONT CONVENT, BEAUMONT, DUBLIN 9.

This Site is in a Prime Residential location.

The property is located just off Beaumont Road adjoining Beaumont Woods Residential Development.

This is a prime residential location with a host of local amenities including shops, primary and secondary schools, Omni Park Shopping Centre etc.

The proximity of the property to Beaumont Hospital (850 beds) is a feature of the property and also its easy access to M1/M50 and Dublin Airport.





Zoning

The site is zoned “Z 1” Residential in the Dublin City Development Plan 2016 – 2023 (“Z 1” to protect and improve residential amenities).

General

This is an ideal opportunity to acquire a property with substantial development opportunities possible future additional residential use, Institutional use, Guest house etc.

A feature of the property is the substantial site which extends to 0.56 Ha (1.38 acres).

The Residence is located at the northern end of the site and may provide for other use on the balance of the site.

Title

We are advised that the property is Held Freehold

BER RATING **BER C3**

Tender Procedure

Tender Documents are available from Mason Hayes & Curran, Barrow Street, Dublin 4. DO4 TR29. Call 01 614 000 or email cyoung@mhc.ie

Completed Tender Documents should be marked *Beaumont Convent Tender* and returned to the offices of Mason Hayes Curran in a sealed envelope no later than 12 noon on Wednesday 14th October, 2020.

Contact: Brian J Farrell at 045 431327

Main Street, Newbridge, Co.Kildare / 2 Railway Terrace, Naas, Co.Kildare
brian@reabrophyfarrell.ie www.reabrophyfarrell.ie



Disclaimer: These details are issued by REA BROPHY FARRELL on the understanding that all negotiations in respect of the property mentioned above are conducted through them. Every care is taken in preparing the particulars but the firm do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the property referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let sold or withdrawn.