

CLONTURK HOUSE, DRUMCONDRA, DUBLIN 9



FOR SALE - LANDMARK BUILDING WITH DEVELOPMENT POTENTIAL 1.3 ACRES (APPROX.)

Clonturk House, Ormond Road, Drumcondra, Dublin 9

For Sale - 1.3 acres (approx.)

Description

Clonturk House represents a rare opportunity to acquire an exceptional property in a sought-after Drumcondra location with a significant existing building footprint set on generous, mature grounds offering refurbishment or redevelopment potential.

Clonturk House is a well-maintained over basement building and benefits from high ceilings and generous room sizes, with a two storey extension to the rear, which currently comprises a number of office rooms, approx. 16 no. ensuite bedrooms and residential amenities including a commercial kitchen, dining hall, library and several communal living areas.

Cottrell Lodge is a detached two storey red brick building set in the north-west of the property which currently comprises approx. 10 no. ensuite bedrooms and kitchen and dining facilities.



Property Highlights



Prime Location:

Positioned on Ormond Road, a sought-after Drumcondra address



Substantial Period Property:

Clonturk House is an attractive 19th century two-storey over basement building, with circa 1980s additions to the rear and Cottrell House to the rear, which combined extend to a total of 2,011 sq.m. / 21,644 sq.ft. (approx.)



Significant grounds:

Expansive grounds extending to 1.3 acres (approx.) offering potential for redevelopment or extension (subject to planning permission).



Exceptional Connectivity:

Walking distance to Drumcondra Village, Griffith Park, Croke Park, numerous schools and Dublin City Centre.



Strong Local Amenities:

Various cafés, restaurants, shops, sports clubs and public transport links in close proximity.



Location

Located just minutes from Dublin City Centre, Drumcondra is one of the capital's most desirable neighbourhoods. Ormond Road is a quiet, tree-lined street defined by substantial, well-maintained period homes.

Clonturk House is ideally positioned within easy reach of Drumcondra Village which is a QBC providing rapid access to the city centre.



Drumcondra Train Station:
10-minute walk



Dublin Airport:
15 minutes via the M1



Dublin City University (DCU):
adjacent to St. Patricks Campus and
within 5 minutes' walk of DCU's main
campus



**Griffith Park & National Botanic
Gardens:** 5-10 minutes walking distance



Major bus routes:
Drumcondra Road is a QBC providing
rapid access to the city centre



Existing Accommodation

Unit	Floor	Sq.m.	Sq.ft.
Clonturk House	Basement	195	2,095
	Ground	1,031	11,101
	First	272	2,928
Clonturk House Total		1,498	16,124
Cottrell Lodge	Ground	289	3,114
	First	224	2,406
Cottrell Lodge Total		513	5,520
Overall Total		2,011	21,644

*Areas are stated in Gross Internal Area (GIA). Intending purchasers are specifically advised to verify all information including floor areas, etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake and satisfy themselves with their own investigations and into the working order of these items.

Development Potential

The site falls under the Dublin City Development Plan 2022-2028 and is zoned Z2 Residential Neighbourhoods (Conservation Area). Uses permitted in principle under this zoning objective include Residential, Medical and Related Consultants, Education, Embassy/Office, Primary Healthcare Centre and Student Accommodation.

John Flemington Architects have carried out a feasibility study for the property for housing, apartment and purpose-built student accommodation schemes (subject to planning permission). The feasibility study is available upon request.





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