



# The Downshire Hotel

on c. 1.8 Acres

Main St. | Blessington | Co. Wicklow

 (01) 490 3201

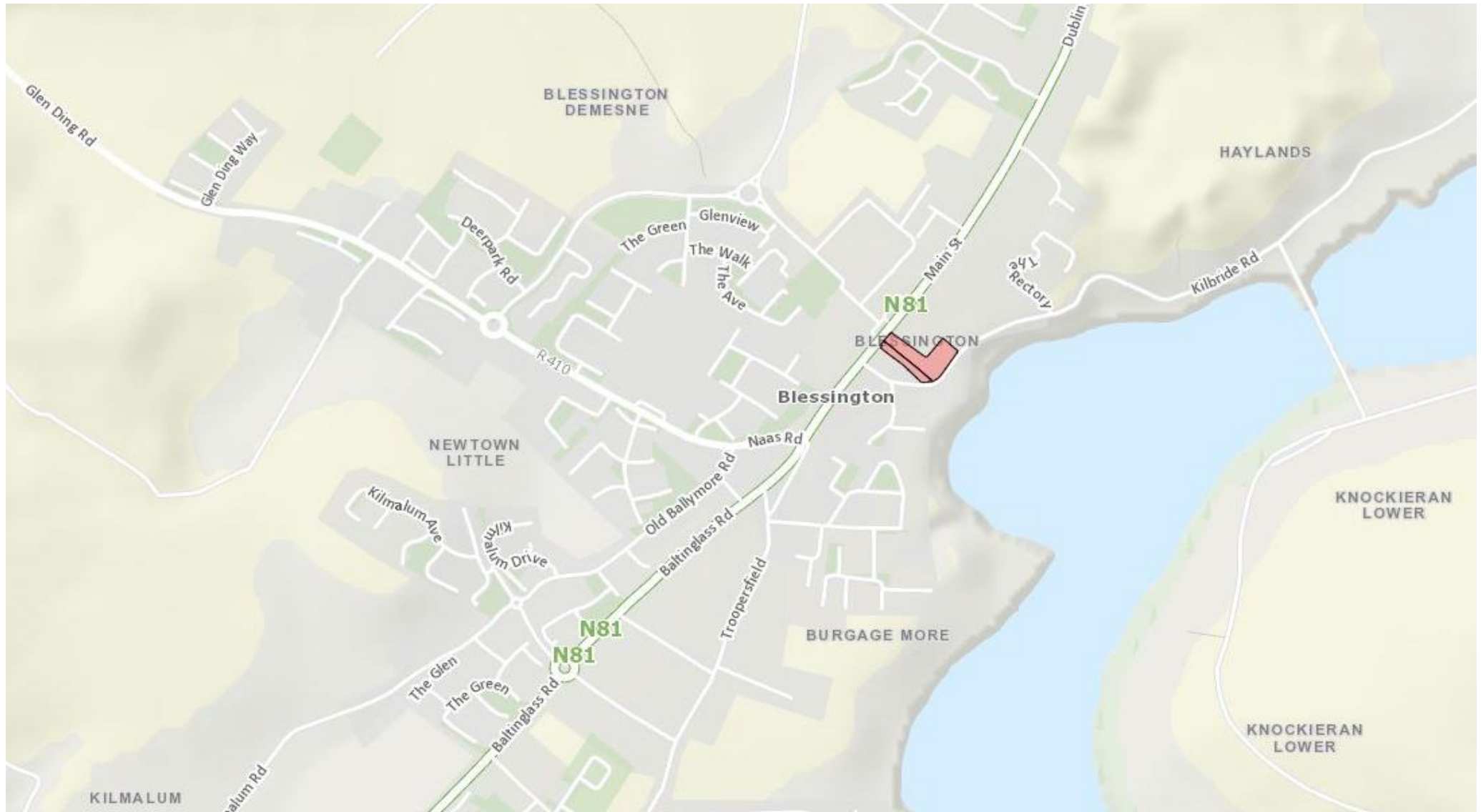
 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## LOCATION

Situated fronting the main street and the Lake Drive/ Kilbride Road in this picturesque location overlooking the Blessington lakes and opposite the new town centre in this thriving commuter town of Blessington. The town is situated approximately 18 miles to the south of Dublin on the N81.

Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at Citywest. Adjacent occupiers include Ulster Bank, Super Valu, Dunnes Stores, Paddy Power and Boyles Sports. The town of Blessington has a population of approximately 5,000 people (as of the 2011 census).





Blessington Lakes

The Downshire House Hotel / Development Site

Main Street Blessington

Location Map Only

## DESCRIPTION

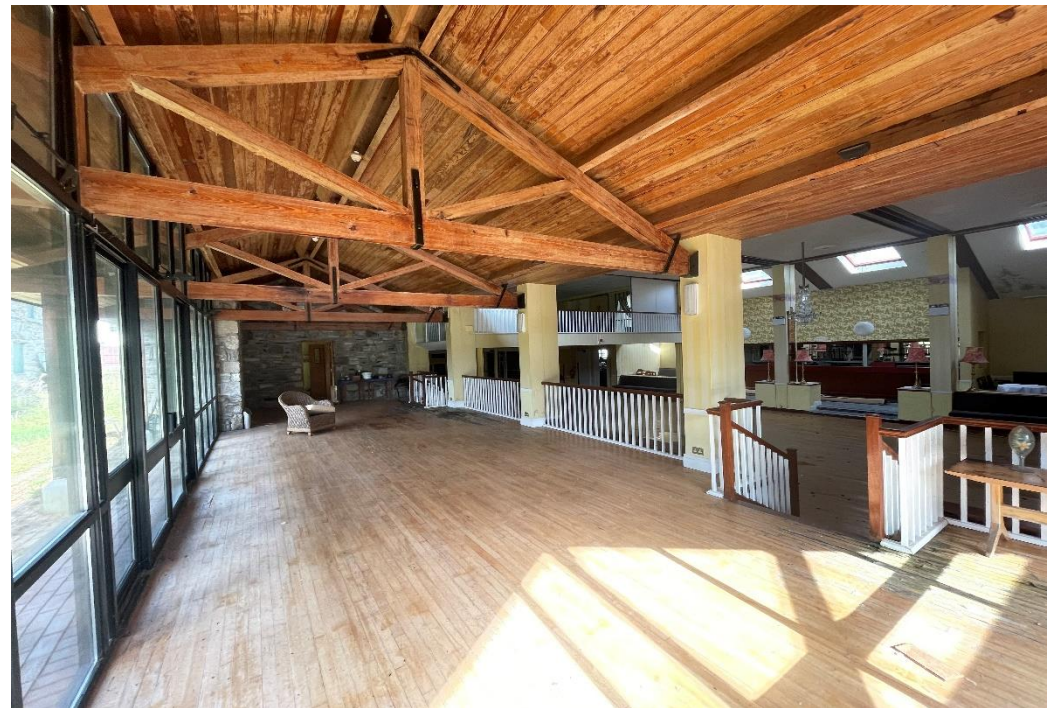
The former Downshire House Hotel, an imposing listed building in the centre of Blessington which dates back to c. 1820 - a high profile hotel which, in its prime, was known the length and breadth of Ireland as a thriving and popular venue.

This hotel has been closed for some time and is in need of repair throughout and can be brought back into operation. The property currently holds a seven day licence, with extensive accommodation extending to c. 2,400 square metres/ 25,834 square feet on a site area of c. 1.8 Acres/ 0.72 Hectares complete with walled garden.

Accommodation includes Bar/ Lounge, Dining Room, Commercial Kitchens, Large Function Room, Meeting Rooms, 27 Bedrooms with 25 En-Suite Full Bathrooms and an adjoining residence.







## ACCOMODATION

<b>Bar / Lounge / Reception Area:</b>	253 sqm (2723 sqft)	
<b>Diningroom Area:</b>	57 sqm (614 sqft)	Capacity for 80 covers
<b>Kitchen / Stores / Cold Rooms area:</b>	103 sqm (1109 sqft)	
<b>Staff Canteen / Toilets / Changing Rooms area:</b>	88 sqm (947 sqft)	
<b>Function Rooms Area:</b>	648 sqm (6975 sqft)	Including preparation areas, toilets/stage & balcony area, doors to large patio areas and gardens.
<b>Conference Area:</b>	190 sqm (2045 sqft)	Including three meeting rooms, conference room, conservatory, toilets, and hall.
<b>Bedroom Area:</b>	771 sqm (8299 sqft)	Comprising of 27 bedrooms with 25 en-suite bathrooms, first floor conservatory / guest areas and ancillary accommodation.







## FEATURES

- Hotel Extending to a gross internal area of approx. 2,400 sqm/ 25,834 Sq ft.
- 27 Bedrooms and suites (25 En Suite with full Bathrooms).
- Restaurant with capacity for 80 Covers.
- Bars/ Lounge.
- Three Meeting Rooms/ Conference Area.
- Kitchen & Ancillary Facilities.
- Secure off street car parking with separate access and extensive lawned gardens.
- Large Function Room Capacity for 368 People.
- Substantial Development Potential (Dual Street Frontage) site c. 1.8 Acres/ 0.72 H.A.
- High Profile Location in the heart of Blessington Town.
- Hotel not currently trading and in need of repair.
- Exceptional Lake Views.
- Adjoining Separate Residence.



## TOWN PLANNING/ ZONING

The property is shown as Zoned **TC** Town Centre on the Wicklow County Council Local Area Plan Blessington.

Planning permission was Granted By Wicklow County council subject to 20 Conditions, on the property on the 2/4/20 Planning Reference 19/940 for the construction of a 104 no bed nursing home, with associated plant areas, circulation area, ancillary spaces, day rooms, dining rooms, multi purposes activity rooms, kitchen, staff facilities with connection to the exiting property, the conversion of the ground floor of the former Downshire Hotel into a café, nursing home reception, office and public WCs accessed from the Main Street, the 1st floor is proposed to accommodate 6 no nursing home bedrooms and a library, conversion of the building to the church (north east) boundary to accommodate 1 no 3 bed and 1 no 1 bed unit for the purpose of nursing home staff accommodation, conversion of coach house B into mechanical and electrical plant area, upgrading of 'Foleys House' to a 6 no bedroom house for the purpose of nursing home staff accommodation, the consolidation of the facades of the former Downshire Hotel, Foleys House and both outbuildings, the proposal also includes the construction of 30 no 1 bed independent living units, across 2 no blocks, off 2-3 storey in height, all with 66 no car parking spaces.

This planning permission included an area of an adjoining property that is not included in the property being sold but can be purchased on a separate agreement.





Location Map Only

**SELLING AGENT:**

J.P. & M. Doyle,  
105 Terenure Road East, Dublin 6,  
D06 X029

**TELEPHONE:**

(01) 490 32 01

**EMAIL:**

enquiries@jpmdoyle.ie

**VIEWING:**

By Appointment Only

**PRICE REGION:**

POA



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.