Temple Road, Blackrock, Co. Dublin
Exceptional Development Opportunity - Approx. 3.92Ha (9.7Ac)
FOR SALE BY PRIVATE TREATY

Best Bids Deadline, 12pm Friday 21st July 2017
THE LOCATION

The subject property comprises an exceptional development opportunity within a mature setting in a long established residential location, with easy access to local schools, amenities and recreational facilities.

The location, in the highly sought after residential area of Blackrock, has a wealth of leisure facilities, lifestyle amenities and clubs located nearby.

The picturesque coastal town of Dun Laoghaire, is within a short drive.

The property benefits from highly regarded primary, secondary and tertiary educational institutions in the area, including Willow Park & Blackrock College, St. Andrews, Sion Hill, Guardian Angels, Scoil Lorcáin, Newpark Comprehensive and UCD at Belfield and UCD Michael Smurfit Business Graduate School at Carysfort Avenue, Blackrock.

The area is serviced by strong transport links which include a dedicated cycle lane along Temple Road, Seapoint Dart station (500m east) and Blackrock Dart station (750m west), as well as numerous Dublin Bus routes which service Temple Road, including the 4, 7, 46E and 84, among others.
THE PROPERTY

The property has extensive frontage to Temple Road, Blackrock, and is approximately 350m south-east of Blackrock Village.

The property is bounded to the east by St. Vincent’s Park (residential), to the west by the Alzheimer’s Society of Ireland National Office’s, St. Louise’s Park and Barclay Court, with Rockfield public park to the south.

St. Teresa’s House and Gate Lodge together with the original entrance gates to the property are protected structures. St Teresa’s House, originally known as ‘Craigmore’ is a Victorian residence dating from approximately 1862.

Adjoining St. Teresa’s House are several vacant buildings which have been unoccupied for many years.

SITE HISTORY

The lands, were originally part of the Rockfield Estate. On the 29th of September 1862, they were leased for 99 years by Valentine O’Brien O’Connor to Messrs. Hoggs who were wealthy wine and spirit merchants.

Thirty-five acres were then sold to a Mr. George Orr Wilson who built the Italianesque style house of Dunardagh. Jonathan Hogg built the house, then known as Craigmore House, which is included in the sale. Following Mr Wilson’s death, Dunardagh was then bought by Lady Emily Jane FitzGerald Arnott.

On 21st September 1925, the Daughters of Charity purchased Craigmore House, subsequently renaming it St. Teresa’s House. By this time the ownership had changed to the Martin Family. Following this, in March 1939, the Daughters of Charity purchased Duardagh from the Arnott Family, reuniting the original Dunardagh and Craigmore lands.

www.templeroadblackrock.ie
Temple Road comprises an exceptional development opportunity within a mature setting in the heart of Blackrock. The property offers an exceptional opportunity to design and construct a high quality residential scheme (subject to planning permission) in a highly sought-after residential area.

A feasibility study, prepared by O’Mahony Pike Architects suggests potential for more than 231,500 Sq. M of development for 252 new residential units (including the conversion of the existing St. Teresa’s House) and a childcare facility.

ZONING

The subject lands are zoned in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and Blackrock Local Area Plan 2015 – 2021.

The lands are largely zoned ‘Objective A’ - “To protect and-or improve residential amenity” (approx. 9.3 acres) with part ‘Objective F’ - “To preserve and provide for open space with ancillary active recreational amenities” (approx. 0.4 acres).

The 2015 – 2021 Blackrock Local Area Plan further details with much greater scope and directly in relation to, the subject site’s development guidelines and suitability. Interested parties should satisfy themselves with these site specific guidelines.

Notable “permitted” uses include but are not limited to; Residential, Assisted Living Accommodation, Residential Institution, Sports facility’s and Open Space.

DEVELOPMENT POTENTIAL

Temple Road comprises an exceptional development opportunity within a mature setting in the heart of Blackrock. The property offers an exceptional opportunity to design and construct a high quality residential scheme (subject to planning permission) in a highly sought-after residential area.

All mains services are available however interested parties should satisfy themselves as to the capacity available to meet their proposed scheme of development.

SERVICES

All mains services are available however interested parties should satisfy themselves as to the capacity available to meet their proposed scheme of development.

BER Rating

The subject site is built up of a number of structures: St. Teresa’s House (BER exempt), Gate Lodge (BER exempt), St. Teresa’s School Building (BER G), The Assisi Building (BER E) and The Maryville Building (BER F).

TITLE

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A copy of the floor plans is available in the Data Room. Interested parties should satisfy themselves as to the accuracy of these building measurements.

FURTHER INFORMATION AND VIEWING

Further information on the terms and conditions of the sale can be obtained from the selling agents or through the property’s Data Room. Viewing is strictly by prior appointment with the selling agent.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq.M.</th>
<th>Sq. Ft.</th>
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</thead>
<tbody>
<tr>
<td>St Teresa’s House</td>
<td>822</td>
<td>8,848</td>
</tr>
<tr>
<td>St. Teresa’s School Building</td>
<td>891</td>
<td>9,591</td>
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<tr>
<td>Alzheimer’s Building</td>
<td>330</td>
<td>3,552</td>
</tr>
<tr>
<td>Maryville Building</td>
<td>587</td>
<td>6,318</td>
</tr>
<tr>
<td>Assisi Building</td>
<td>361</td>
<td>3,886</td>
</tr>
<tr>
<td>Extension to St. Teresa</td>
<td>369</td>
<td>3,972</td>
</tr>
<tr>
<td>Gate Lodge</td>
<td>68</td>
<td>732</td>
</tr>
<tr>
<td><strong>Total Gross Internal Floor Area</strong></td>
<td><strong>3,428</strong></td>
<td><strong>36,899</strong></td>
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We understand the title is Freehold. Further details on title shall be made available through the vendor’s solicitors.

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