



*Holy Faith
Convent
Killester*

FOR SALE BY PRIVATE TREATY

Excellent development opportunity - Subject to Planning Permission
Land extending to approximately 0.97 Ha/2.4 Ac
& 770 Sq. M. Former Convent Building

WK NOWLAN
REAL ESTATE ADVISORS

Development | Construction | Investment | Valuation | Transactions

www.holyfaithconventkillester.ie

PROPERTY

The Holy Faith Convent (the Convent), which measures approximately 770 Sq. M./8,288 Sq. Ft. sits on an irregular site of approximately 0.97 hectares/2.4 acres. Access to the site is gained via two vehicular and pedestrian points from St Brigid's Road.

The site abuts private residential gardens on the north and south boundary, with St Mary's Secondary School to the east and St Brigid's Road to the west. The site is predominately level, with a moderate decline to the east. Aesthetically the site benefits from mature trees which are along the perimeter of the site.

Built in the 1930s, the Convent offers accommodation over two storeys and maintains many of its original features, both externally and internally. For example, marbled fireplaces, intricately tiled floors and a brass panelled floor heating system are well preserved.

The Convent is a well-proportioned property comprising of entrance hall, reception rooms, dining room, kitchen, parlour, bedrooms, bathrooms, storage and a chapel to the rear.

LOCATION

The Convent is located to the east of St. Brigid's Road, in the village of Killester, Dublin 5. Killester is a small residential borough approximately 5km north east of Dublin City Centre.

The surrounding area is made up of mostly low density residential units. Killester benefits from good public transport links, including several bus routes and QBCs to the city centre, as well as Killester DART Station which is a mere 750 metres (9-minute walk) from the subject property.

A number of local amenities are offered on the doorstep of the property such as local convenience stores, bars, restaurants, bank and anchor store Supervalu. Large employment hubs, facilities and recreational destinations are close by such as St. Anne's Park, Beaumont Hospital, Artane Castle, Clontarf Golf Course and Odeon Cinemas.





HISTORY

The origins of the property can be traced back nearly 100 years, when in 1928 the Holy Faith Order acquired a much larger site from the Dublin Garden Estates. The Convent building was designed and its construction procured over the years to follow.

The detailed chapel also includes work from prestigious Dublin architect P. J. Munden. Munden is well known for his work within Ireland and acted as architectural advisor to the Holy Faith Sisters throughout his career.

ZONING

The property is zoned under Z15 in the Dublin City Development Plan 2016-2022. "To protect and provide for institutional and community uses"

Permissible uses under Z15 include:

- Education
- Medical and Related Consultants
- Residential Institution
- Community Facility
- Cultural/ Recreational Building Uses
- Place of Public Worship

Open for consideration uses under Z15 include:

- Residential
- Student Accommodation
- Guesthouse
- Hostel
- Hotel
- Conference Centre

DEVELOPMENT POTENTIAL

The subject property offers an ideal opportunity to acquire a site which can provide for an attractive residential scheme in this prime location, subject to planning permission.

A feasibility study has been prepared by DMOD architects, suggesting potential to include in the region for 70 residential units a mixture of one, two and three bed apartments and town house units. Subject to planning permission.



SCHEDULE OF ACCOMMODATION

Ground Floor

- Entrance hall
- Living Room
- Dining Room
- Parlour Room
- Sitting Room
- Chapel
- Kitchen
- Pantry
- Toilet

First Floor

- 14 no. bedrooms
- 2 no. offices
- Bathroom
- Laundry room
- Store

SERVICES

All main services are available however interested parties should satisfy themselves as to the capacity available to meet their requirement.

BER RATING

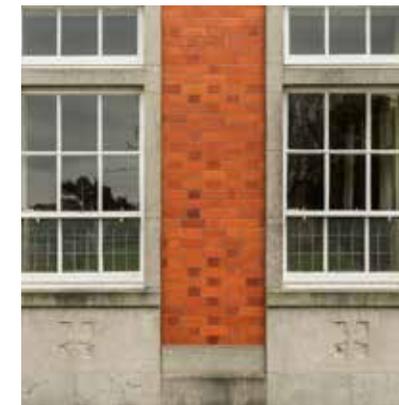
The subject property is exempt from BER Rating

TITLE

We understand the title is Freehold. Further details on title shall be made available through the vendor's solicitors

FURTHER INFORMATION & VIEWINGS

Further information on the terms and condition of the sale can be obtained from the selling agents while viewing is strictly by prior appointment with the selling agent.



WK NOWLAN

REAL ESTATE ADVISORS

Development | Construction | Investment | Valuation | Transactions

Marine House, Clanwilliam Place,
Dublin. D02 FY24
Phone: +353 (0) 1 9058350
Email: info@wkn.ie
PSRA No. 003341

www.holyfaithconventkillester.ie

Agent Contact

Mark Johnston

WK Nowlan Real Estate Advisors
Tel: +353 1 905 8345
+353 87 693 3978
Email: mjohnston@wkn.ie
PSRA Licence No. 003341- 005559

Agent Contact

Sophie McAdam

WK Nowlan Real Estate Advisors
Tel: +353 1 905 8357
+353 83 182 4126
Email: smcadam@wkn.ie
PSRA Licence No. 003341- 006656

Solicitors

David Murphy

Corrigan & Corrigan Solicitors
3 St Andrew Street
Dublin 2
Tel: +353 (0)1 677 6108
Fax: +353 (0)1 679 4329

"The particulars and information in this brochure are given in good faith, but no intending purchaser or tenant should rely on them as statements or representations of fact. Every intending purchaser or tenant is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given in this brochure. Whilst every care has been taken in the preparation of the particulars and information contained in this brochure, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition and details of any permissions, leases, licences to use or occupy, means of access, services and other details in this brochure are for guidance only and may be subject to change without prior notification. None of WK Nowlan Real Estate Advisors, its employees, agents or affiliate companies, makes any warranty or representation whether express or implied with respect to the particulars and/or information contained in this brochure, which are to the fullest extent permitted by law disclaimed; furthermore, such parties accept no liability for any loss suffered by any intending purchaser/ tenant or any third party arising out of the particulars or information contained in this brochure. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated). All negotiations are conducted on the basis that the purchaser or tenant shall be liable for any applicable taxes or VAT arising out of the transaction. The particulars and information contained in this brochure are issued by WK Nowlan Real Estate Advisors on the understanding that all the negotiations are conducted through them."