

BER CERT

C3. Cert No: 800604662 622.42kWh/m2/yr

TENDERS

Tender documentation is available from the solicitors or the estate agents. Tenders to purchase the property are to be received at the offices of Lisney, 6th Floor Reception, St. Stephen's Green House, Earlsfort Terrace, Dublin 2 no later than 12 noon on Wednesday January 17th 2018, in a sealed envelope marked 'Tenders - St. Mary's Home'.

The vendors are not obliged to accept the highest or any tender received and all parties submitting tenders must provide proof of funds and the information requested in the documentation.

SOLICITORS

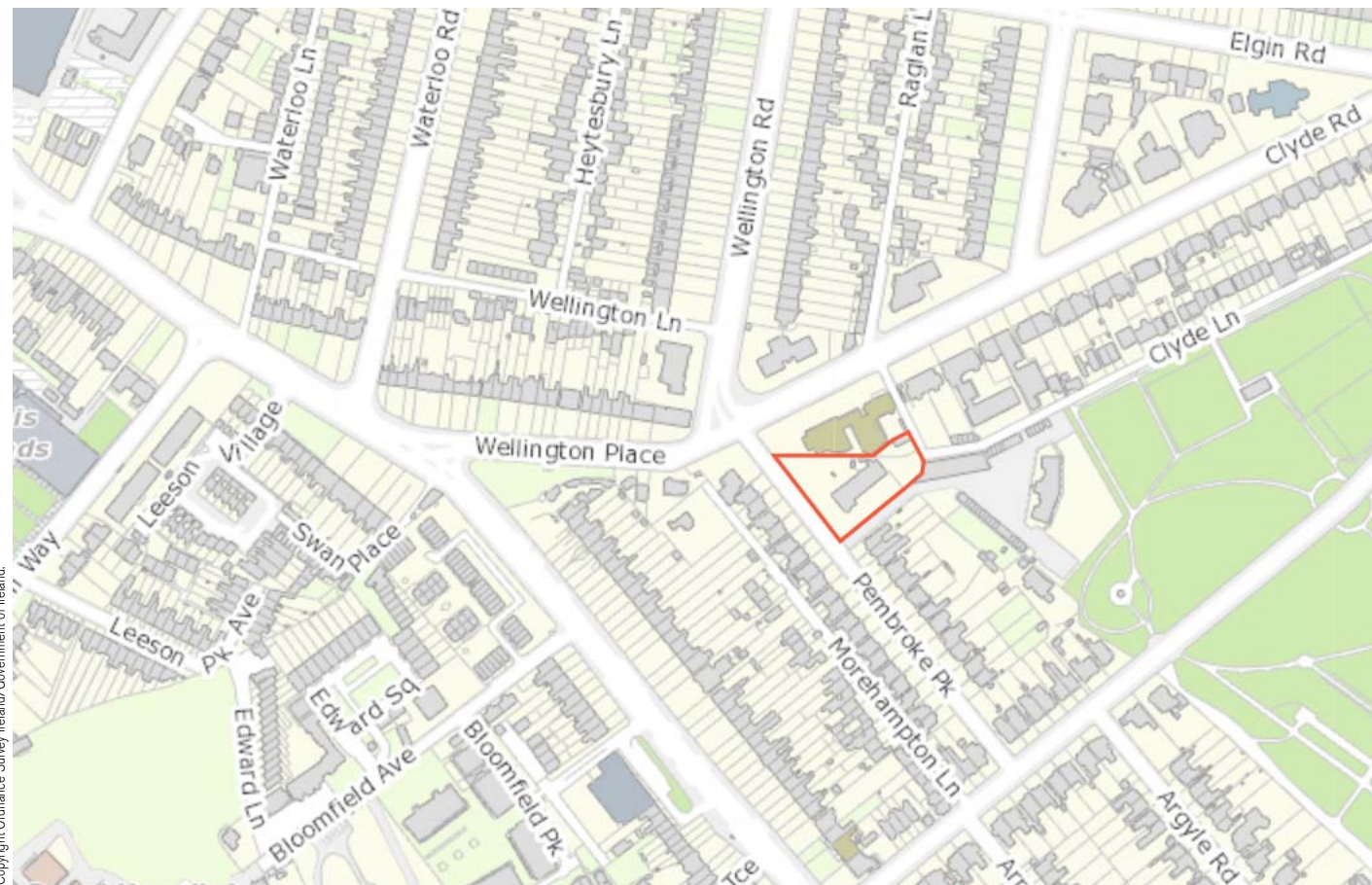
Whitney Moore & Keller, Wilton Park House, Wilton Place, Dublin 2. (Ref: Barry Heslin) Tel 01 611 0000.

FURTHER INFORMATION/VIEWING

For further information or an appointment to view, contact the joint agents:

Ross Shorten, rshorten@lisney.com or  
JP Flynn, jpflynn@lisney.com of Lisney on 01 638 2700.

Robert Ganly, rganly@ganlywalters.ie of Ganly Walters on  
01 662 3255.



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JOINT AGENTS



**ST. STEPHEN'S GREEN OFFICE**  
St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2.  
Tel: 01 638 2700 Fax: 01 638 2706  
Email: dublin@lisney.com



Ganly Walters Limited,  
8-34 Percy Place,  
Dublin 4.  
Tel: 01 662 3255  
Email: info@ganlywalters.ie

Lisney and Ganly Walters and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor Ganly Walters nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



TENDER

On the instructions of the Trustees of St Mary's Home

FOR SALE BY TENDER - LATEST DATE FOR RECEIPT OF TENDERS 12 NOON WED 17th JANUARY 2018  
(UNLESS PREVIOUSLY SOLD).

ST MARY'S HOME, PEMBROKE PARK, DUBLIN 4  
ON 0.35 HA (0.86 ACRES).



- St Mary's Home is relocating to St John's on Merrion Road in late 2018.
- Pembroke Park is a highly sought after residential location with excellent local amenities.
- Most attractive red brick faced detached nursing home prominently situated on Pembroke Park beside Clyde Road, Upper Leeson Street, Wellington Road and Herbert Park.
- Main building extends to approx. 1,161 sq.m. (12,500 sq.ft.) gross internal floor area. Sale includes 2 storey house fronting Clyde Lane.
- Zoned Z2 "to protect and/or improve the amenities of residential conservation areas" under the Dublin City Development Plan 2016 - 2022.
- Superb potential for residential conversion and new houses, or other uses in line with the development plan such as embassy residential, medical related consultancy and education (subject to planning).







**LOCATION**

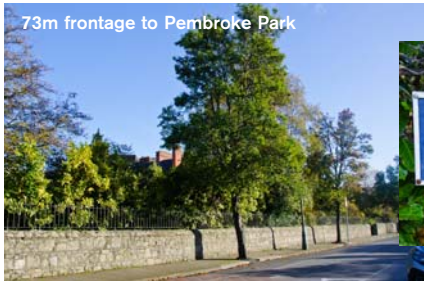
Ballsbridge is the premier residential location in Ireland and the nearby roads comprise some of the best known and most valuable addresses in Dublin. They include Wellington Road, Clyde Road, Herbert Park, Waterloo Road, Morehampton Road and Upper Leeson Street. St. Mary's Home is very well located on the east side of Pembroke Park, close Wellington Road, Upper Leeson Street and Herbert Park; 2km to Grafton Street and St. Stephen's Green and a short walk to all the amenities of Donnybrook, Ballsbridge and Upper Leeson Street.

The property will appeal to developers, builders and investors seeking to acquire a superbly located Dublin 4 property. The existing building on Pembroke Park offers potential for conversion to luxury apartments while the gardens offer the potential for high quality new houses to be constructed (subject to planning permission). Alternatively a purchaser could apply for an all new build apartment scheme to a greater height.

**DESCRIPTION**

The property briefly comprises an irregularly shaped site with superb frontage of 73m to Pembroke Park and containing a substantial detached three storey well maintained nursing home. There is a rear garden with a two storey house fronting Clyde Lane. There is gas fired central heating and a lift serves all floors. There is adequate parking to the front and on one side of the building.

St Conleth's College adjoins the property on the northern boundary and the access to the 12 storey Ardoyne House apartment block adjoins the southern boundary.



**ACCOMMODATION**

The gross internal area of the property is approx. 1,161 sqm (12,500 sqft) plus house on Clyde Lane. A set of floor plans of the main building is available on request.

**TOWN PLANNING**

The property is zoned Objective Z2 under the Dublin City Development Plan 2016 to 2022 - "To protect and/or improve the amenities of residential conservation areas".

**Permissible Uses**

Buildings for the health, safety and welfare of the public, childcare facility, embassy residential, home-based economic activity, medical and related consultants, open space, public service installation, residential.

**Open for Consideration Uses**

Bed and breakfast, community facility, cultural/ recreational building and uses, education, live-work units, place of public worship, restaurant, veterinary surgery.

A review of potential on this site carried out by John Fleming Architects on behalf of St Mary's Home is available on request (indicative scheme only/no planning status) and indicates the potential for 9 houses and 11 apartments (4 no. 3 bed approx.

90/106 sq.m each; 6 no. 2 bed approx. 85 sq.m. each and 1 no. 1 bed apartment of approx. 45 sq.m.) in a conversion of the existing nursing home plus 9 new houses (4 no. new 3/4 bedroom terraced houses fronting Pembroke Park of 160 sq. m. each and 5 no. 2 bedroom mews houses fronting onto Clyde Lane of 80 sq. m. each with off street parking).

**TITLE**

We understand that the property is held under freehold title.

**BACKGROUND**

In 2016 the Trustees of St Mary's Home announced plans to combine with Protestant Aid and to relocate their residents to St John's House on Merrion Road later next year. It is the first time in almost 130 years that this property will have become available for sale. St. Mary's Home was founded in 1891 and was originally a school and later a residential care home and nursing home. As early as 1892 the first Sisters established St Mary's as an educational centre for children under the Community of St. John the Evangelist. Following curricular and statutory changes the Sisters moved out of the sphere of education and St Mary's became a home for retired ladies of the Church of Ireland, or those in communion with the Anglican Church.

