

For Sale

Approx. 66.59 Acres, St. Anne's,
Sean Ross Abbey, Corville,
Roscrea, Co. Tipperary

The image is an aerial photograph of a large estate. A red line outlines the main property area. Various buildings and land areas are labeled with text. The labels include: 'The Lodge Residence' on the left; 'The Villas (Residential Care)' in the center-left; 'St Annes School' in the center; 'Woodland/Forestry' in the center; 'The Orchard' in the center-right; 'The Bungalows' in the center-right; 'New Hall' in the center-right; 'Marian House & Administration' in the center-right; 'Abbey' in the center-right; 'Corville House, Chapel & St. Mary's Hall' in the center-right; 'The Stables Day Service' on the right; 'Shalom' on the right; and 'Grazing Land' on the right. The estate is surrounded by green fields and trees.

The Lodge Residence

The Villas (Residential Care)

St Annes School

Woodland/Forestry

The Orchard

The Bungalows

New Hall

Marian House & Administration

Abbey

Corville House, Chapel & St. Mary's Hall

The Stables Day Service

Shalom

Grazing Land



Features

- Approx. 66.59 Acres holding, 2km east of Roscrea town centre just off the M7 Dublin/Limerick motorway
- Large range of institutional buildings, the majority of which are occupied on an informal basis generating regular rental income
- Approximately 95,000 sq ft gross external floor area
- Potential for educational, healthcare and other uses, subject to planning permission
- Freehold title within Folios TY33388 and TY27577F

History of Corville Estate

The principal house on the Estate, known as Corville House, was built about 1770 and owned by the Birch family who were wealthy landowners in the area.

In the first part of the 19th Century the estate was leased by the Prittie family, and then in about 1878 it was bought by Count John O'Byrne. His son Patrick O'Byrne, a prominent member of North Tipperary County Council and local business man, inherited the property. In 1930, Count Patrick O'Byrne sold the property to the Sisters of the Sacred Hearts of Jesus and Mary, the current owners.

Historians tell us that, in the 6th Century, St. Cronan chose this site for his monastery which he named "Sean Ross" which gave rise to the growth of Roscrea town. As a result of this, the Sisters named their new convent, Sean Ross Abbey.

At the request of Government, the Sisters opened a home for mothers and babies in 1931. The work continued until 1970 when different social conditions prevailed. The Government again approached the Sisters to provide for children with Intellectual Disabilities, and so began St. Anne's school. In the early 1990's this was extended into St. Anne's Service for Adults with Intellectual Disabilities. These works continue, partially on site, and under the separate management of The Daughters of Charity Service.

Description

The property is comprised within Folios TY33388 and TY27577F, standing on approximately 60 acres

The land in sale comprises a wide range of institutional, residential and other buildings including Corville House, woodland, farmland and a historic walled garden.

Specifically excluded from sale are St. Anne's Special School, the Abbey ruin with attached graveyard and two cemeteries. Rights of way will be provided to ensure access to these sites.



ACCOMODATION

Approximate gross external floor areas

The buildings occupied by The Daughters of Charity Service include:		
The Villas, Residential Care Unit	1,263	
The Stables, Day Service Unit	875	
Marian House, Day Service/Administrative Offices	1,551	
Bungalow No. 2 & Adjoining meeting room	283	
Bungalow No. 3	214	
The Orchard (walled gardens)	288	4,474 sqm
The buildings occupied temporarily by St Anne's School include		
The New Hall	263	
Bungalow No.1 adjoining The New Hall	214	477 sqm
The balance includes		
The Lodge. Modern residence at the entrance	205	
Corville House - Currently configured with 24 bedrooms of which 20 are en suite	1,224	
East wing	354	
West wing	879	
Chapel	297	
St. Mary's Hall	170	
Stores	289	
Shalom Detached House	240	
Bungalow No. 4	213	3,871 sqm
Total		8,822 sqm



Corville House & Marian House



The Chapel/ East Wing



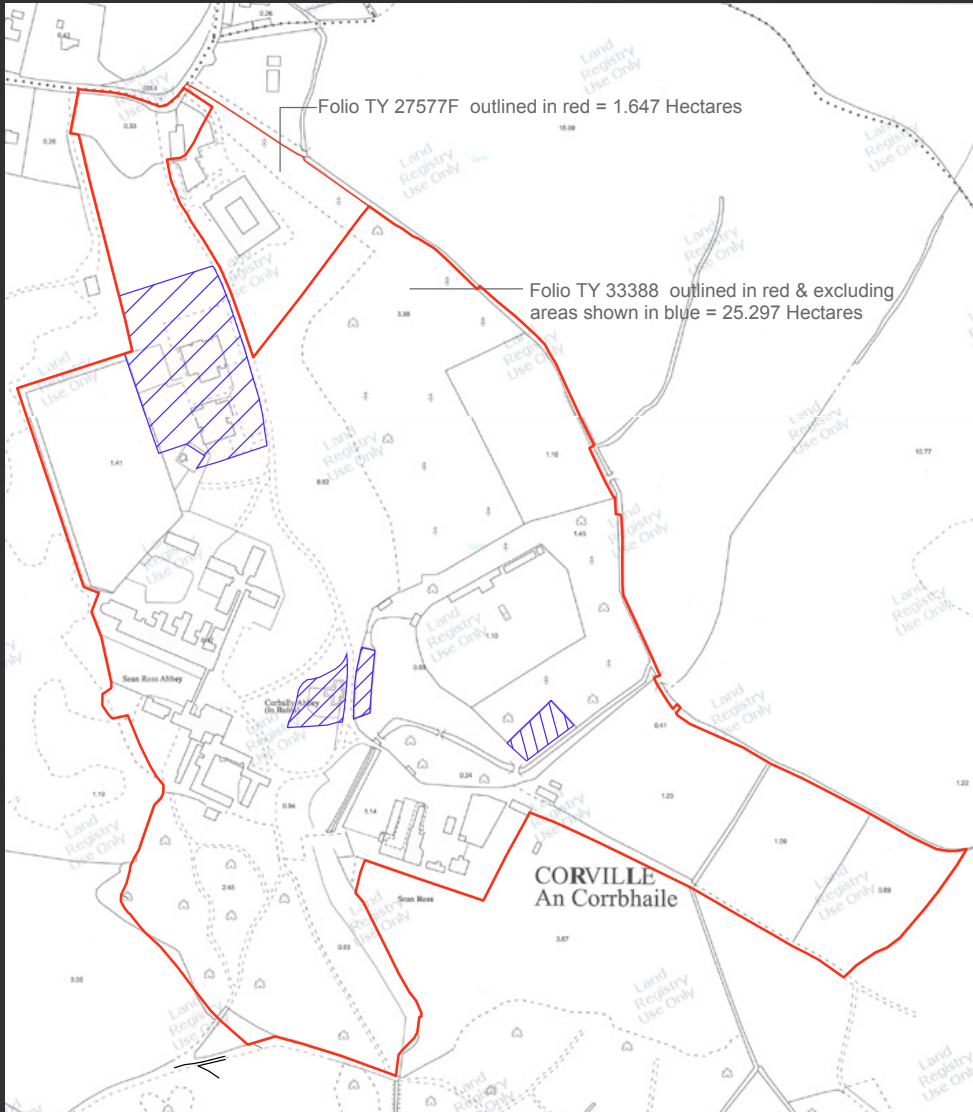
Corville House



The Stables



The Villas



Tenancies

The buildings occupied by The Daughters of Charity Service are presently the subject of an informal agreement under which rent is paid regularly.

The Sisters of the Sacred Hearts of Jesus and Mary will enter into a lease with the purchaser in respect of The Lodge, under terms to be negotiated and agreed in due course. There will be vacant possession of the balance.

Solicitors

Holmes O'Malley Sexton Solicitors,
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Viewing Details

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BER Information

The Villas

BER: C3

BER No: 800606873

EPI: 547.7 kWh/m²/yr

Shalom

BER: E2

BER No: 110555232

EPI: 360.18 kWh/m²/yr

The Orchard

BER: C2

BER No: 800607291

EPI: 1351.44 kWh/m²/yr

The Convent

BER: C1

BER No: 110555240

EPI: 162.25 kWh/m²/yr

The Hall

BER: C3

BER No: 800608291

EPI: 354.0 kWh/m²/yr

The Stables

BER: C2

BER No: 80067483

EPI: 530.37 kWh/m²/yr



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