



St. BRIGID'S

Roebuck Road, Clonskeagh, Dublin 14

FOR SALE by PRIVATE TREATY

EXCEPTIONAL REDEVELOPMENT OPPORTUNITY

Approx 1.416 hectares (3.5 acres)

SELLING AGENT

**AVISON
YOUNG**

EXECUTIVE SUMMARY



Situated on Roebuck Road in the highly sought after south city suburb of Clonskeagh, approx. 5 kms from Dublin city centre, the property immediately adjoins University College Dublin (UCD) and the joint St Killian's German School and Lycée Francais International Samuel Beckett School Eurocampus.



The property is convenient to all local services and the amenities of the nearby suburban villages of Dundrum, Ranelagh and Donnybrook and is very well serviced by public transport with easy access to the city centre.



Superb development opportunity for a prime student housing scheme (PBSA) given that the property bounds UCD which is Ireland's largest university and is also convenient to Trinity College Dublin, The Royal College of Surgeons, Technological University Dublin, NCAD, IDAT, National College of Ireland and several other third level colleges.



The property comprises the former St. Brigid's Novitiate measuring approximately 2,917.68 sqm (31,405 sq.ft) across 3 floors over basement comprising of 35 bedrooms and extensive ancillary accommodation on a mature site of approx. 1.416 ha. (3.5 acs.).



The property is zoned 'Objective A – Residential' with a 'INST' tag in the Dún Laoghaire Rathdown County Development Plan 2022 – 2028 with all mains services available.



Feasibility study prepared by Henry J Lyons & C.J. Falconer Associates indicates potential for 460 PBSA bedspaces across 6 blocks and conversion of the existing building.



The property presents a remarkable development opportunity in the highly sought-after residential area of Clonskeagh, South Dublin. The existing building and mature site make it suitable for a range of potential uses, including student accommodation, residential, hotel/leisure facilities, healthcare, nursing home, or educational purposes.



St. BRIGID'S



LOCATION

The subject is located in the heart of South Dublin, within the highly sought-after residential suburb of Clonskeagh, just off Roebuck Road and approx. 5kms south of Dublin City Centre. The area offers the perfect balance of a mature residential environment while being in close proximity to the dynamic city centre.

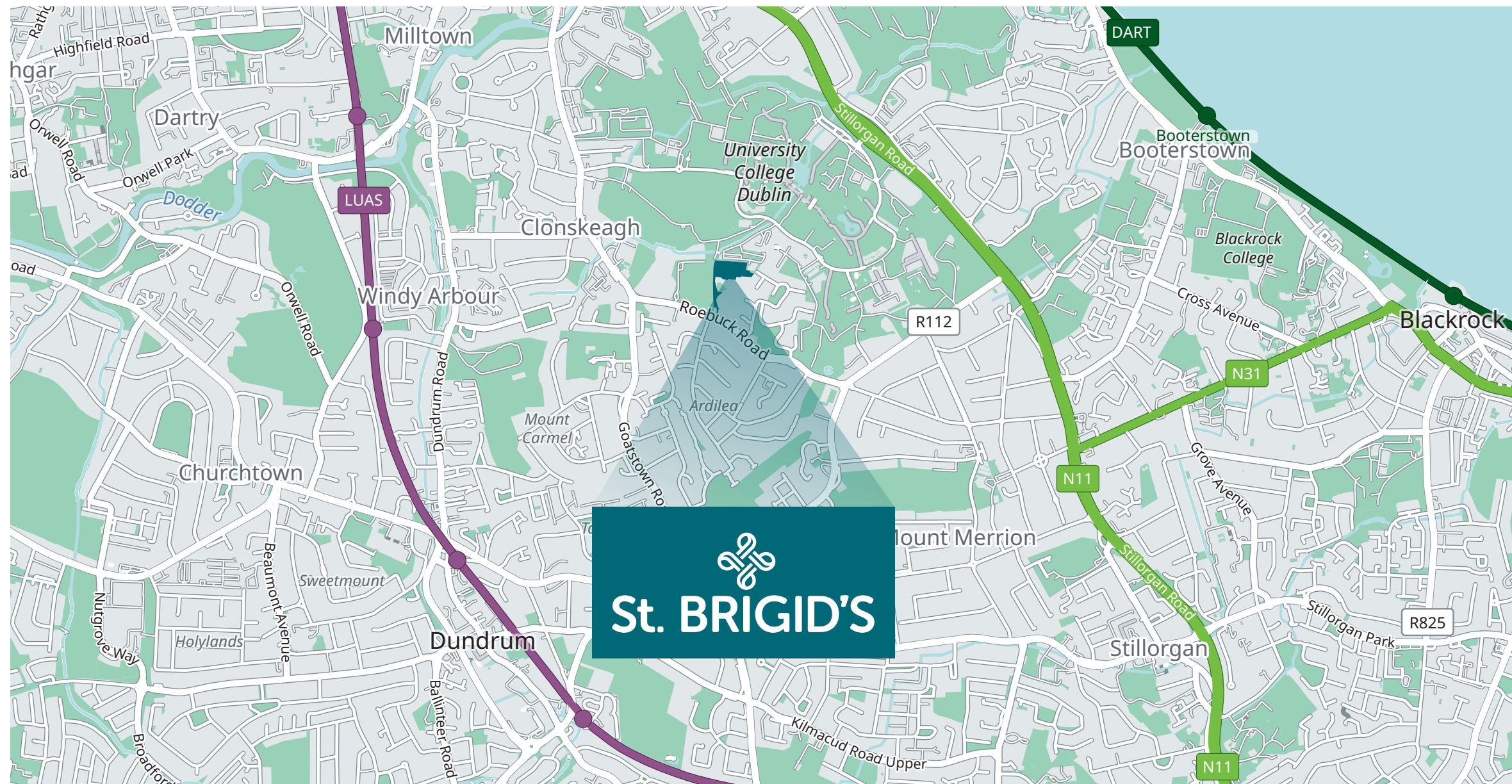
The property is bounded immediately to the north by University College Dublin (UCD) and to the west by the joint St Killian's German School and Lycée Francais International Samuel Beckett School Eurocampus.

This prime location offers excellent connectivity, being south of Dublin city centre, northeast of Ireland's largest shopping destination, Dundrum Town Centre, and close to the vibrant suburban villages of Donnybrook, Ranelagh and Blackrock. There are numerous recreational amenities in the vicinity and St Vincent's University Hospital, Blackrock Clinic and The Beacon Hospital are located close by.

The area is well served by public transport, with numerous bus routes, including the S4, S6, 39A, and 46A, providing convenient access to and from the city centre. Additionally, the property benefits from proximity to the Windy Arbour LUAS station.

Roebuck Road connects to the Goatstown Road and the N11 which provides easy access to the, M50, and all national routes.

The property benefits from bordering on UCD, Ireland's largest university (approximately 35,000 students) with easy access to the campus through its Roebuck Road gate and footpath which runs along the subject's western boundary.



Roebuck Road is distinguished by an elegant blend of institutional, residential, and educational uses. The area features a variety of upper value residential property types, including townhouses, period homes, detached and semi-detached houses, and apartments.

Dublin's population has seen consistent growth, rising by 8% between 2016 and 2022 to reach 1,458,154. The city also experienced a 14% increase in employment over the same period, with an average age of 38, slightly below the national average of 38.8.

THE PROPERTY

The property encompasses the former St. Brigid's Novitiate, an impressive three-story residence over basement with additional attic space, measuring approximately 2,917.67 sq.m (31,405 sq.ft) on a generous site area of 1.416 hectares (3.50 acres).

St. Brigid's Novitiate features 35 bedrooms on the first and second floors, with potential for expansion. The ground floor includes a variety of spaces, such as reception rooms, offices, dining rooms, a chapel, and a library, offering versatility and scope for diverse uses.

The building is in excellent condition both internally and externally, requiring minimal work to prepare it for occupation. With its proximity to UCD, the property presents a prime opportunity to accommodate students and offers scope to increase the number of bedrooms or for educational use.

The building includes two staircases and a lift providing access from the basement to the attic, ensuring ease of movement throughout. Access to the property is via an avenue off Roebuck Road, which will be shared with the vendor following the sale pending completion of site severance works .



St. Brigid's Chapel



St. Brigid's Library

ACCOMMODATION

DESCRIPTION	ACCOMMODATION	SQ.M.	SQ.FT.
Basement	4 Storerooms, Plant room, Ironing room, Laundry room, Bathrooms and Kitchen	472.74	5,089
Ground Floor	Chapel, 8 Offices, 4 Storerooms, Elevator, Medical room, 2 Meeting rooms, Library, 2 Dining rooms, 2 Kitchens and a Toilet.	1,152.92	12,410
First Floor	17 Bedrooms (1 en-suite), 7 Music rooms, 3 Bathrooms, 2 Tea stations, Elevator, Cleaners store, Lift and an Ironing room.	576.00	6,200
Second Floor	18 Bedrooms, Kitchen, Office, Elevator, 3 Bathrooms.	451.69	4,862
Third Floor	4 Large Storerooms.	264.32	2,845
Total Area		2,917.67sq.m.	31,405sq.ft.

TOWN PLANNING

We have reviewed the Dún Laoghaire Rathdown County Development Plan 2022-2028 and note the following provisions relevant to the subject.

ZONING

The property is located within an area zoned 'Objective A – Residential' in the Dún Laoghaire-
The objective is 'To provide residential development and improve residential amenity while protecting the existing residential amenities.

Permitted Uses: Assisted Living Accommodation, Community Facility a, Childcare Service a, Doctor/ Dentist etc. a, Education, Health Centre/ Healthcare Facility a, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

Open for Consideration: Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark, Caravan/ Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/ Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry, Offices less than 200sq.m.c, Offices in excess of 200 sq.m., Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery.

The lands at St. Brigid's Novitiate have a specific development objective listed as 'INST – To protect and/or provide for Institutional Use in open lands.' This 'INST' designation relates to DLR County Council wanting to retain institutional lands where possible, they have amended the development guidelines for these lands to include the following points:

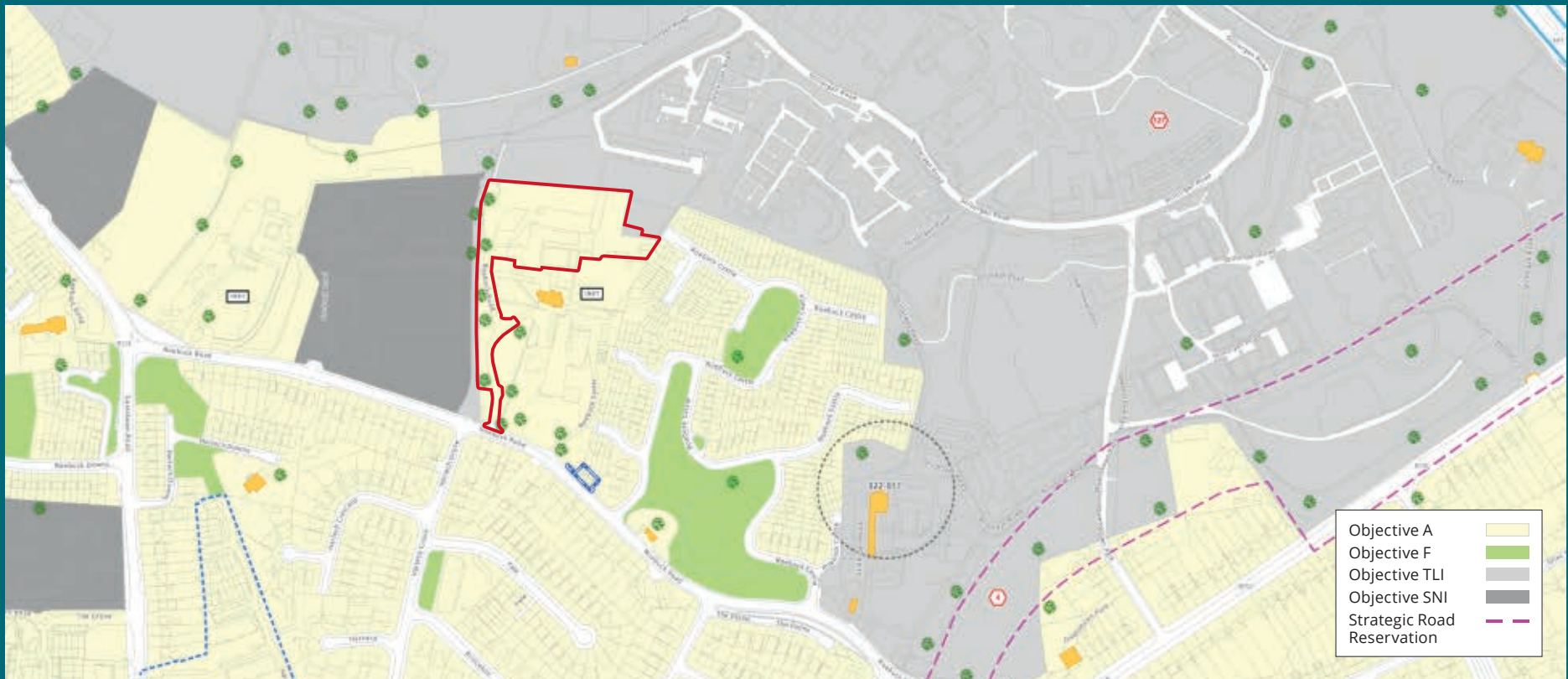
- > A minimum of 25% of the land must be accessible open space, the planners will consider historical land use (the subject lands were not public).
- > Sufficient provision to maintain the open character of the site with development proposals structured around existing features and layout with specific reference to tress and boundary walls.
- > Any proposal for development other than directly related to an existing social infrastructure and / or institutional use, will require the preparation of a masterplan.
- > Average net densities should be in the region of 35 – 50 units p/ha.

To Note: The remainder of the site will be remaining in Institutional use by the vendor.

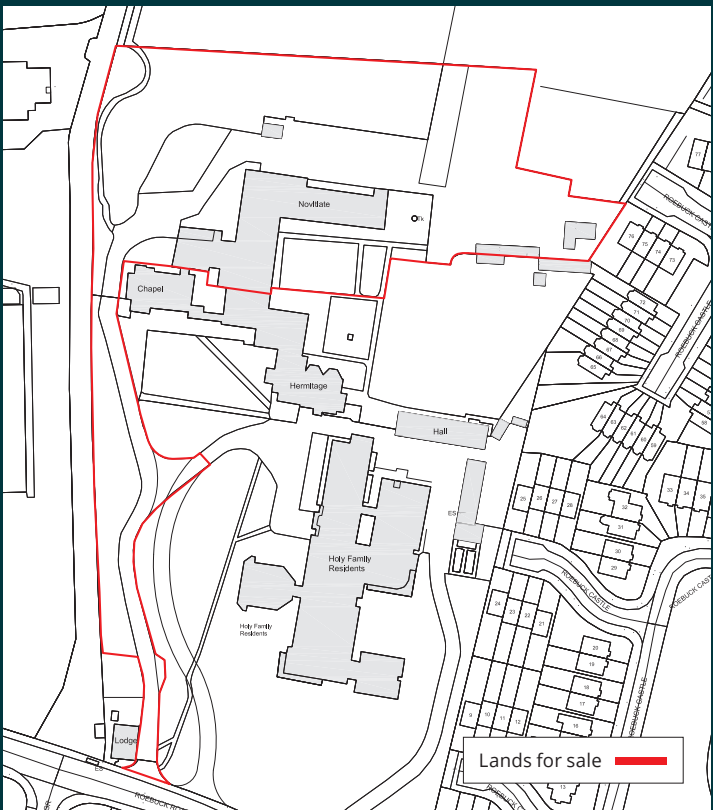
SERVICES

We understand that all mains services are connected to the property and would be available for development subject to securing all consents and payment of appropriate levies.

ZONING MAP



SITE MAP



FEASIBILITY STUDY

Guided by the objectives of the Dún Laoghaire-Rathdown Development Plan 2022–2028, urban planning policy, and the Town Planning Report prepared by Avison Young Planning and Regeneration Ltd, an indicative development feasibility study prepared by Henry J Lyons Architects and CJ Falconer & Associates has identified the possible potential for a high-quality Purpose-Built Student Accommodation (PBSA) development on the subject.

This proposed scheme envisions 460 PBSA units across six blocks, integrating the conversion of St. Brigid’s Novitiate. The buildings will range in height from three to nine storeys, with accommodations arranged in cluster layouts, each featuring eight bedrooms and a shared living area.



- Designed with sustainability and modern student living in mind, the scheme includes:
- > 46 car parking spaces
 - > 230 long-stay bicycle spaces
 - > 92 short-stay bicycle spaces

A key feature of the development is the thoughtfully landscaped courtyards, creating a connected network of gardens that fosters a vibrant and welcoming community atmosphere.



THE OPPORTUNITY

The proposed sale presents a unique opportunity to acquire a property with significant development potential in one of Dublin’s most sought after residential locations with convenient access to the city centre and immediately adjoining Ireland’s largest university.

The property comprises a substantial former novitiate in excellent condition, offering immense redevelopment potential. The extensive grounds further enhance the opportunity for a variety of development options. Rich in history and character, the site provides developers the chance to create a distinctive urban scheme or serves as an ideal ‘campus’ style property for owner-occupiers.

Given its proximity to UCD, Trinity College and The Royal College of Surgeons ,Technological University Dublin , NCAD, IDAT, National College of Ireland and several other third level colleges in the city centre, the property is particularly well-suited for a high-quality PBSA (Purpose Built Student Accommodation) development. It also offers potential for residential, educational, healthcare, or hospitality uses given its location within a sought after residential area convenient to all amenities and benefiting from good public transport .



Important Note: A copy of the Henry J Lyons and CJ Falconer Associates Feasibility Study, the Avison Young Planning and Regeneration Ltd Town Planning Report and the Tír 3D Surveys Site Infrastructure Report can be requested from the selling agents but intending bidders should independently satisfy themselves as to all aspects of the development potential of the property and no warranty as to the correctness of the information provided or assumption made is given to any party.



Title

We understand that the property is held with good marketable freehold title.

Price

On Application

Sales Process

For Sale by Private Treaty

Solicitors

Mr Brendan Sharkey,
Reddy Charlton LLP
12 Fitzwilliam Place, Dublin 2,
Tel: 01-661 9500

Viewings

By appointment to be arranged through the selling agent.

BER

BER: D1
BER Number: 801041625
Energy Performance Indicator: 484.78 kWh/m²/yr

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