

# St. Mary's, Donnybrook

DUBLIN 4

Excellent development opportunity  
with feasibility study demonstrating  
capacity for 109 residential units



Boundary for illustrative purposes only





**Superb development opportunity** with a feasibility study demonstrating capacity for 109 residential units



The site extends to approx. **1.25 ha (3.09 ac)** and includes the magnificent St Mary's College and Monastery



**Exceptional connectivity** with Dublin City Centre accessible via foot in approximately 20 minutes as well as Dublin Bus services along the Morehampton Road



Located in close proximity to the affluent village of **Donnybrook**, host to a full range of amenities



**Zoned Objective Z12** - "to ensure existing environmental amenities are protected in the predominantly residential future of these lands"



# Location

St Mary's is excellently positioned along Bloomfield Avenue, a short distance from the affluent Donnybrook village.

Renowned as one of Dublin's most prestigious suburbs, Donnybrook combines an exclusive village atmosphere with exceptional convenience. Just minutes from the city centre, it offers easy access to a number of amenities while retaining its distinctive charm and sense of community.

The area boasts a superb selection of local amenities, including shops, supermarkets, restaurants, cafés, pharmacies, and leisure facilities. Ideally positioned just a short drive from Ballsbridge - one of South Dublin's most sought-after destinations - the location offers access to an exceptional range of hospitality and commercial services.

The area is well served by a choice of highly regarded primary and secondary schools, including St. Mary's National School, St. Conleth's College, Muckross Park College, Gonzaga College and St. Michael's College.

The area benefits from excellent transport links, with Dublin Bus routes serving Morehampton Road and Sydney Parade DART station just a short distance away. Morehampton Road connects seamlessly to Stillorgan Road, providing convenient access to the N11, M50 and M11.





# St Mary's





# Description

St. Mary's occupies a site area of approx. 1.25 ha (3.09 ac) and comprises a striking four-storey period property dating back to 1875, with extensions added through to the mid-1940s.

Originally serving as a college and monastery, the building offers a versatile layout featuring classrooms, meeting spaces, residential accommodation, and a chapel extending to approx. 3,305 sq m (35,575 sq ft). Set within mature parkland, the grounds feature beautifully landscaped gardens and an abundance of mature trees, with the benefit of convenient parking on both sides of the property.

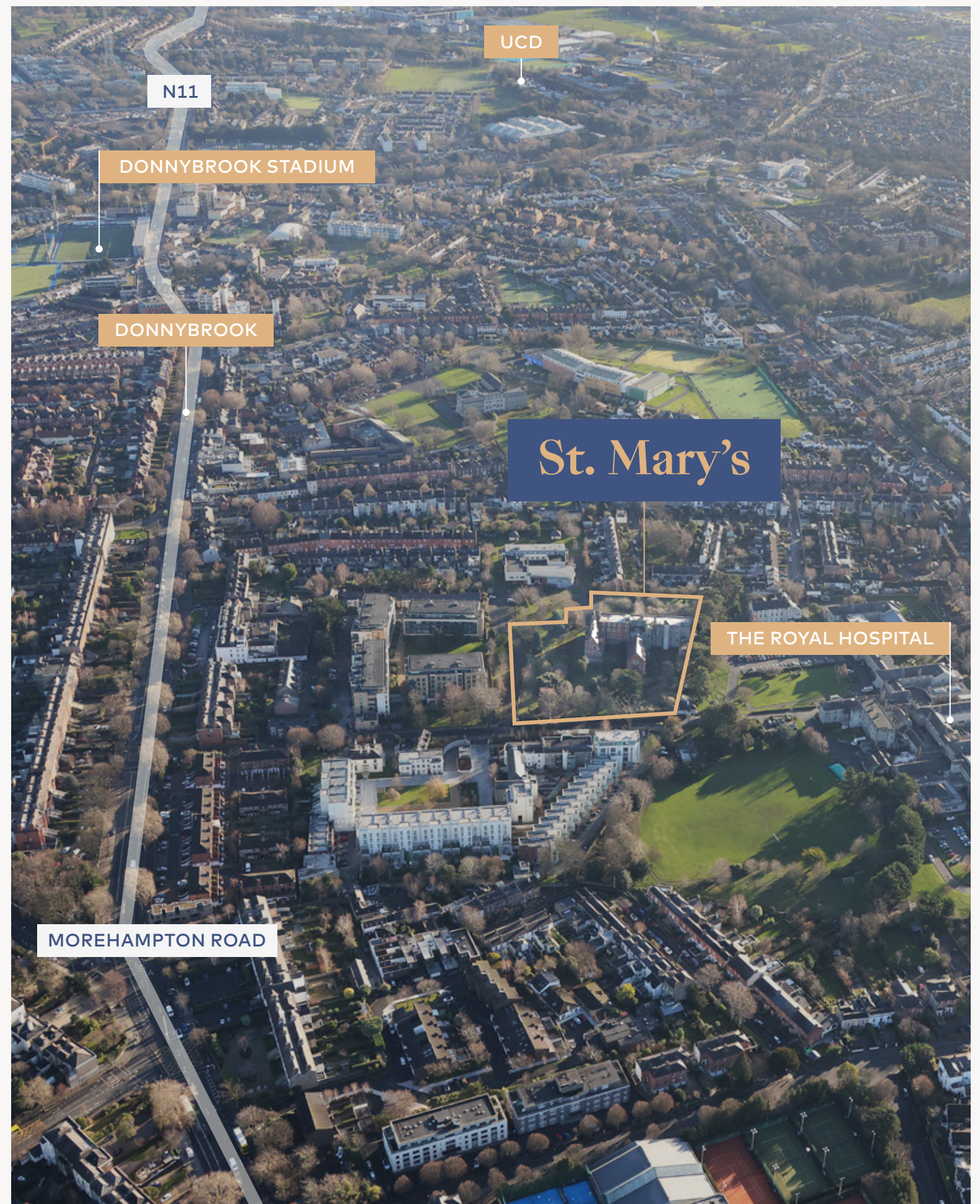
The site itself is bound to the north by Bloomfield Avenue, to the east by the Bloomfield Apartment Scheme, to the west by The Royal Hospital Donnybrook and to the south by Avila Carmelite Centre. The site is located within the administrative boundary of Dublin City Council and zoned Objective Z12, "to ensure existing environmental amenities are protected in the predominantly residential future of these lands."

Furthermore, "where lands zoned Z12 are to be developed, a minimum of 25% of the site will be required to be retained as accessible public open space to safeguard the essential open character and landscape features of the site. Where such lands are redeveloped, the predominant land-use will be residential."

St Mary's presents a unique opportunity for a buyer to develop a truly unique scheme. Planning permission was first granted in September 2020 (REF: 3608/19), followed by a revised approval in April 2024 (REF: 4792/23) incorporating significant amendments. The approved planning, which has since lapsed, allowed for the development of a 163-bedroom hotel with basement parking.

St Mary's also has feasibility for 109 residential units on the site, of which:

- 12 units will be accommodated in the existing college building
- 4 units would be provided in new townhouses accessed directly from Bloomfield Avenue
- 93 units would be accommodated in 2 new accommodation blocks





# Local Amenities





# Henry J Lyons Feasibility Study

109 Residential Units

Existing College Building Unit Mix	1-bed	Size (sq m)	2-bed	Size (sq m)	3-bed	Size (sq m)	Total
Lower Ground	2	67-77	1	101	0	N/A	3
Ground	2	67-77	0	67-77	0	N/A	2
First Floor	1	46	2	76-94	1	101	3
Second Floor	2	54-58	1	94	0	N/A	3
No. of Units	7		4		1		12

Block A - New Residential Block Unit Mix	1-bed	Size (sq m)	2-bed	Size (sq m)	Total
Lower Ground	3	50	4	73.2	7
Ground	3	50	4	73.2	7
First Floor	3	50	4	73.2	7
Second Floor	3	50	4	73.2	7
Third Floor	5	50	0	N/A	5
No. of Units	17		16		33

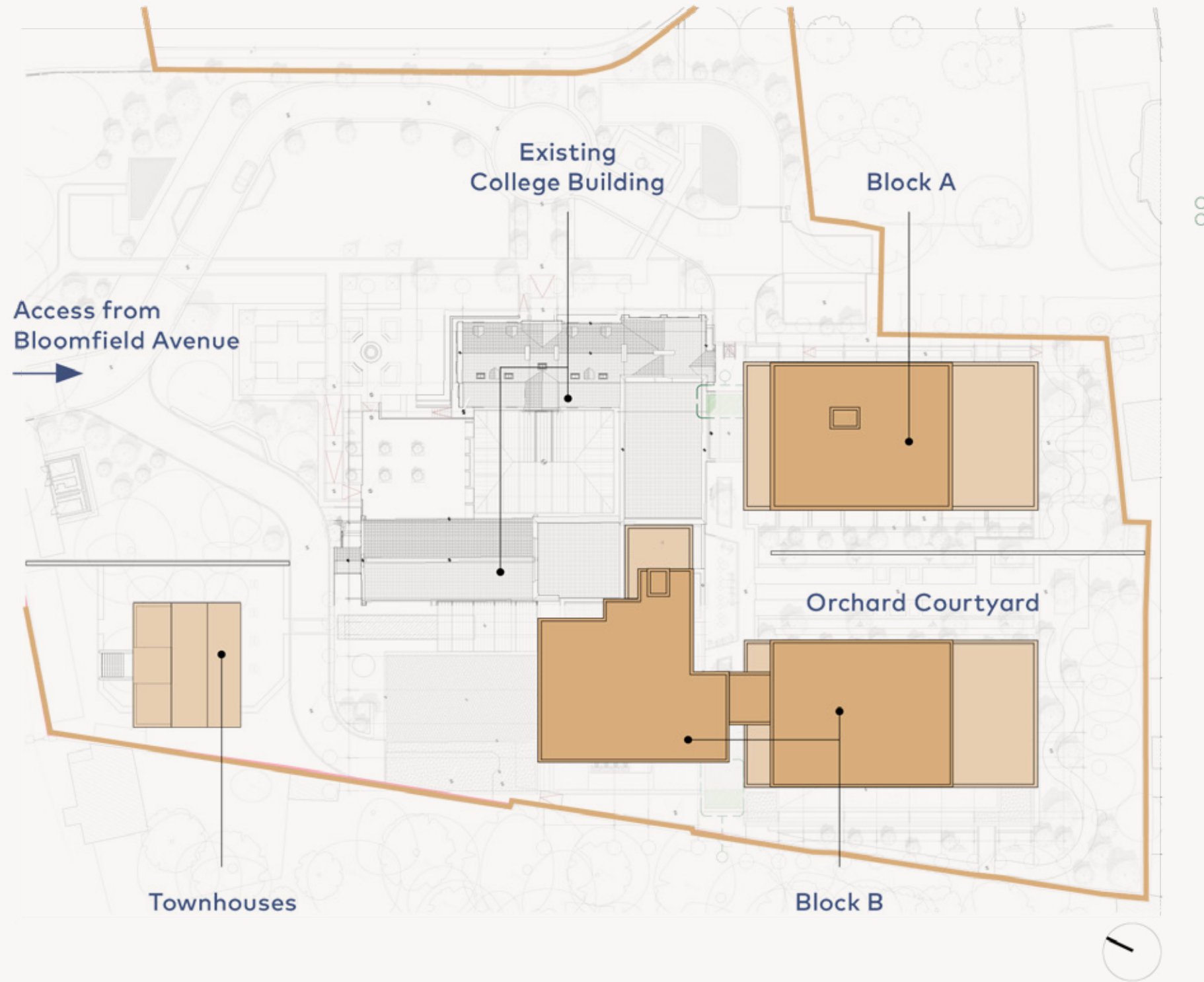
Block B - New Residential Block Unit Mix	1-bed	Size (sq m)	2-bed	Size (sq m)	Total
Lower Ground	8	48-50	3	73.2	11
Ground	9	48-50	4	73.2-76	13
First Floor	9	48-50	4	73.2-76	13
Second Floor	9	48-50	4	73.2-76	13
Third Floor	8	48-50	2	78.3	10
No. of Units	43		17		60

Townhouses Unit Mix	2-bed	Size (sq m)	Total
Ground	2	80.1	2
First & Second Floor	2	111.4	2
No. of Units	4		4

Residential Unit Mix	1-bed	2-bed	3-bed	Total
Lower Ground	13	8	0	21
Ground	14	10	0	24
First Floor	13	11	1	25
Second Floor	14	10	0	23
Third Floor	13	2	0	15
Sub-Total	67	41	1	109
Percentage	62%	37%	1%	100%

Gross Internal Resi-Apartment Areas (approx.) sq m	Existing	Block A	Block B	Townhouses	Total
Lower Ground	245	443	618	0	1,306
Ground	144	443	740	160	1,487
First Floor	326	443	740	116	1,625
Second Floor	206	443	740	106	1,495
Third Floor	0	250	549	0	799
Total	921	2,022	3,387	382	6,712

# Site Plan





## Further Information

### DATA ROOM

For access to the data room, please contact the Selling Agent

### METHOD OF SALE

The subject site is being offered for sale by Private Treaty

### TITLE

It is understood that the property is held freehold

### SERVICES

Interest parties are advised to satisfy themselves on the availability and adequacy of all services



## Selling Agent



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