

Unrivalled Residential Development Opportunity

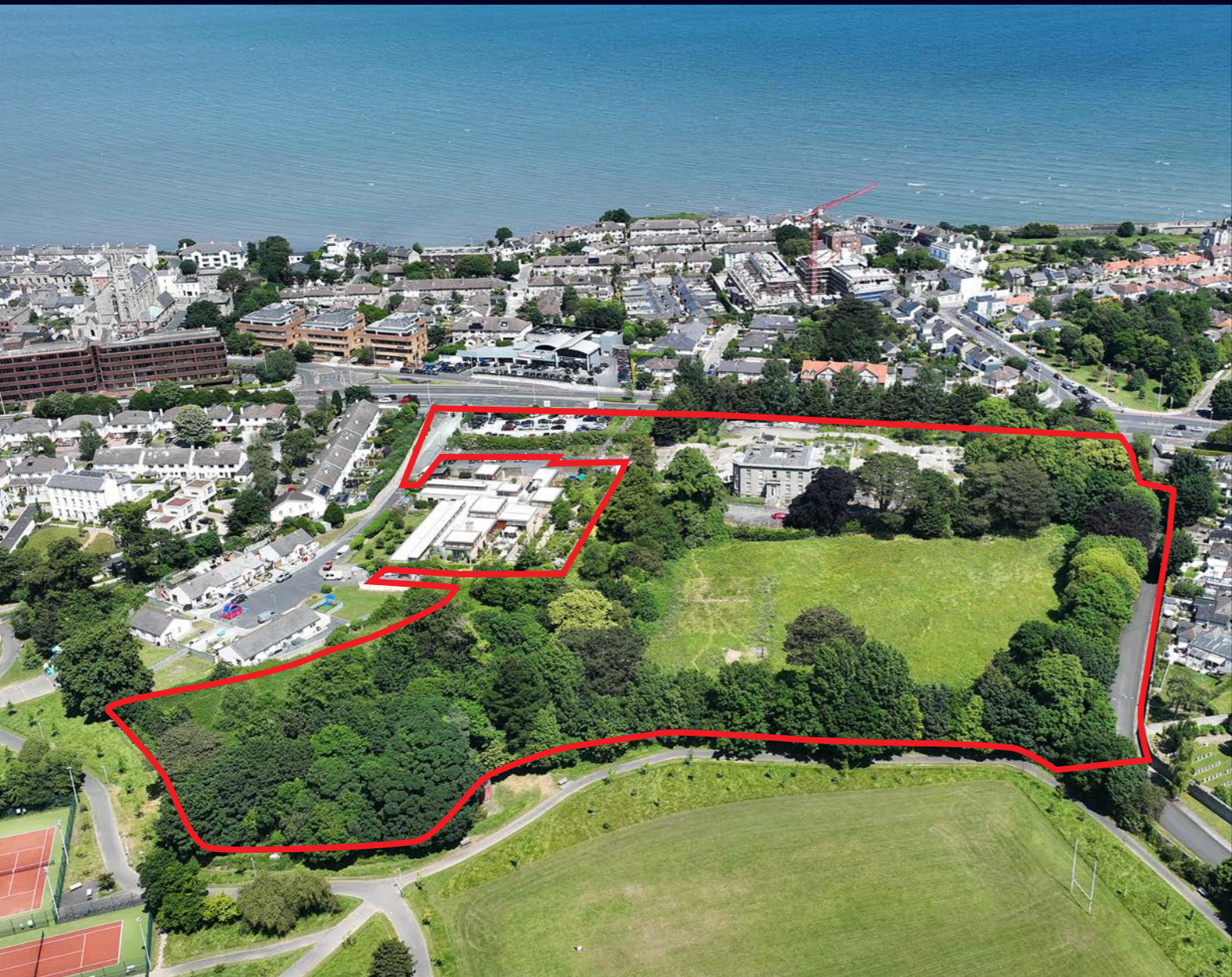
# ST. TERESA'S

Temple Road • Blackrock • County Dublin



[www.templeroadblackrock.com](http://www.templeroadblackrock.com)

# FOR SALE St Teresa's House, Gate Lodge and Lands



## CONTENTS

Asset Highlights	4
The Site	6
The Location	8
2019 Planning	12
2022 Planning	14
2023 Feasibility Study	16
Particulars	20



# ASSET HIGHLIGHTS



## Unrivalled Residential Development Opportunity

in the Affluent Seaside Suburb of Blackrock



Substantial Residential Development Site extending to **approx. 9.86 acres** or **3.99 hectares**



## Adjoining Rockfield Park

more than 20 Acres of Mature Parklands with Sporting Facilities



Full Planning Permission in place for an Apartment Scheme of **291 Units**



## Potential to achieve

increased density of 400+ units (S.P.P.) as demonstrated by approved SHD for 446 units (subject of ongoing judicial review proceedings)



Feasibility Study identifies increased density (S.P.P.) for **406 no. Apartments**



Spectacular and Uninterrupted **Sea and Park Views**



## Superb Transport

Links adjoining a Quality Bus Corridor and close to Seapoint and Blackrock DART stations



## Renowned Amenities

are in Close Proximity and Destinations like Monkstown and Dun Laoghaire are nearby



CGI of Extant Planning Grant ABP-303804-19. For illustration purposes only.

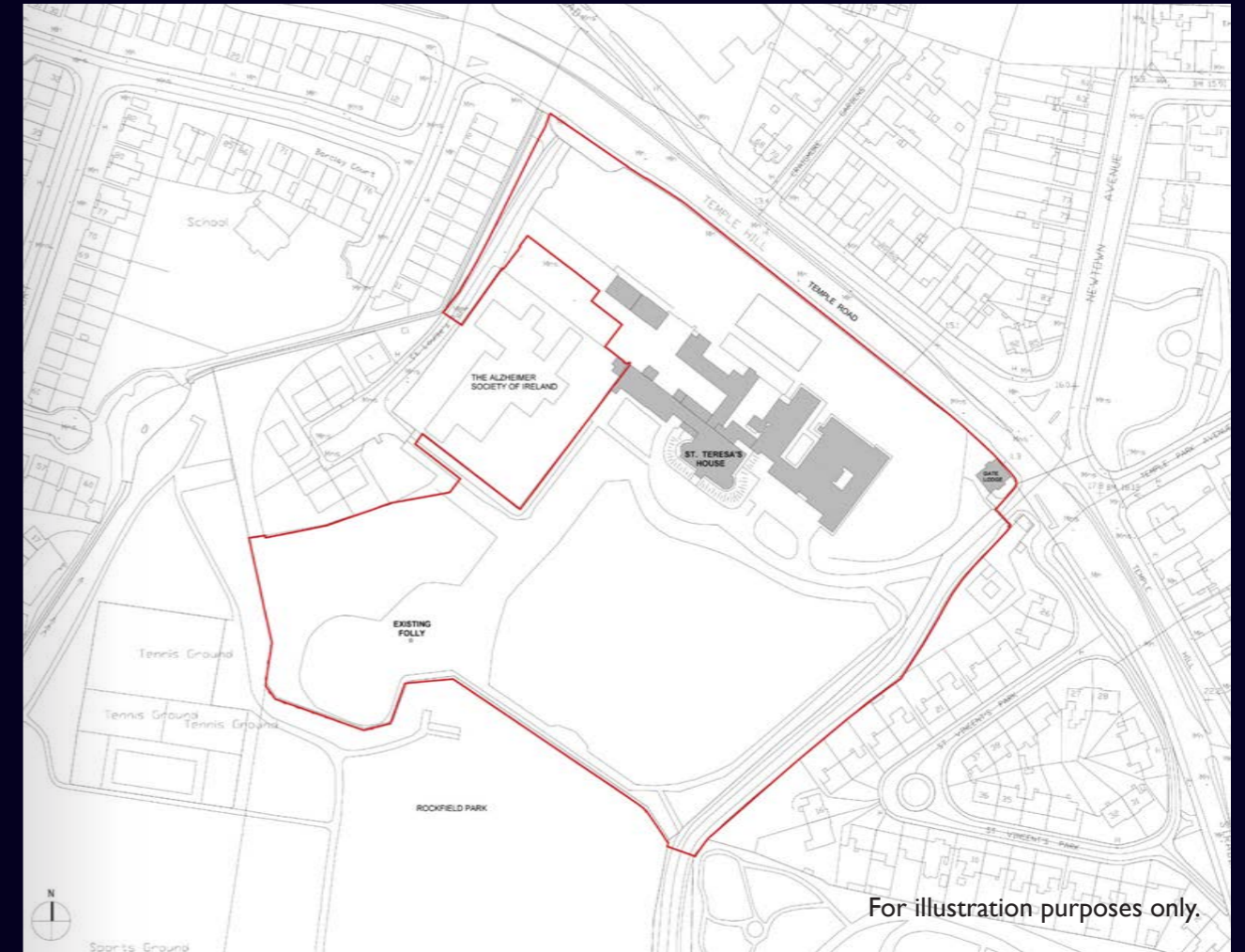


CGI of Extant Planning Grant ABP-303804-19. For illustration purposes only.

# THE SITE

This substantial site extends to approx. 9.86 acres (3.99 hectares) and benefits from extensive frontage of more than 250m to Temple Road, Blackrock.

The site has a mature, landscaped, elevated setting and is approached by an attractive tree lined avenue from the main entrance gates on Temple Road.



# THE SITE CHARACTERISTICS

Situated less than 500m south-east of Blackrock village, the site currently comprises of St. Teresa's House, a Gate lodge and extensive gardens.

Temple Road forms the northern boundary while the magnificent Rockfield Park, which extends to more than 20 acres with sporting facilities, adjoins the site to the south. The eastern and western boundaries mainly comprise of existing residential dwellings.

The property falls under the jurisdiction of both the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 and the Blackrock Local Area Plan 2015 - 2021 (extended to 2025). The majority of the lands are zoned for residential purposes with a minimal area to the rear adjoining Rockfield Park being zoned open space.



# THE LOCATION LOOKING SOUTH



This is an unrivalled location, close to Monkstown and Dun Laoghaire to the south and Blackrock Village and Booterstown to the north.

- 1. Rockfield Park
- 2. Carraig Lawn Tennis Club
- 3. Barclay Court
- 4. Frascati House
- 5. Templeview
- 6. Seapoint DART Station
- 7. Scoil Lorcáin
- 8. Seapoint Park
- 9. Monkstown
- 10. Dún Laoghaire Harbour
- 11. Dún Laoghaire

# THE LOCATION LOOKING NORTH



- 1. Rockfield Park
- 2. Carraig Lawn Tennis Club
- 3. Blackrock Athletic Club
- 4. Barclay Court
- 5. Frascati House
- 6. Maretimo House
- 7. Blackrock Village
- 8. Saint John of God Hospital
- 9. Blackrock DART Station
- 10. Blackrock Shopping Centre
- 11. Zurich Life Assurance
- 12. Frascati Shopping Centre
- 13. Blackrock Park
- 14. Blackrock Clinic
- 15. Dominican College Sion Hill
- 16. Blackrock Bowling & Tennis Club
- 17. Cross Avenue
- 18. Willow Park School
- 19. St. Andrew's College
- 20. Elmpark
- 21. Elmpark Golf & Sports Club
- 22. St. Vincent's University Hospital
- 23. Ballsbridge
- 24. Dublin City Centre
- 25. Aviva Stadium
- 26. Sandymount
- 27. Sandymount Strand
- 28. Dublin Docklands

# BLACKROCK VILLAGE



Blackrock is situated just 7km to the south-east of Dublin City Centre and is widely regarded as one of Dublin's most sought-after and affluent residential locations.

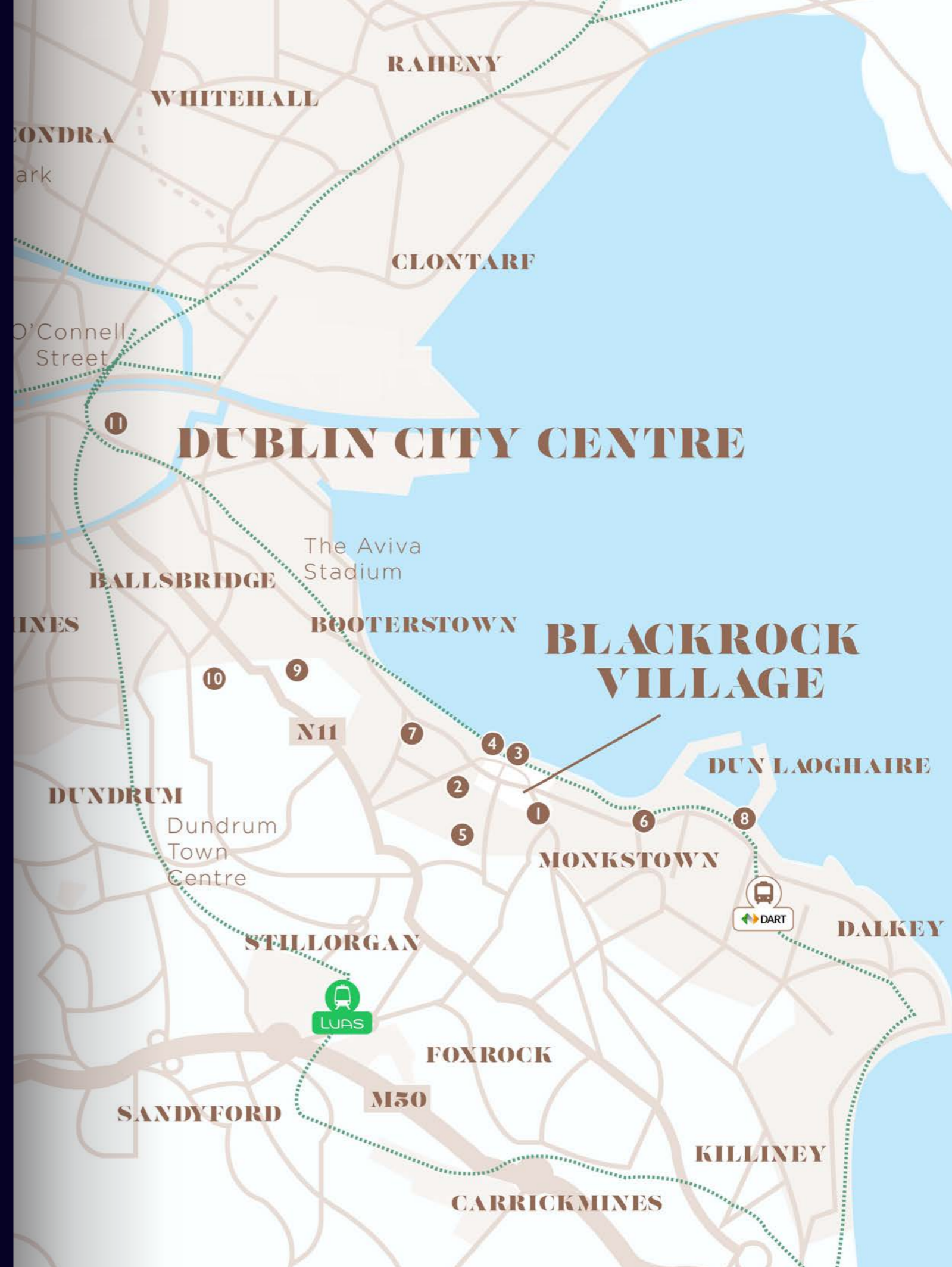
This seaside village is home to a number of popular restaurants, bars and shops while more extensive shopping facilities are provided at the nearby upgraded Frascati Centre in addition to Blackrock Village Centre which are home to a number of renowned retailers including Marks & Spencer, Pamela Scott, Supervalu and Peter Mark. Other amenities and leisure facilities in the surrounding area include Rockfield public park and Carraig Lawn Tennis Club which neighbour the property, Blackrock Park, Seapoint, Dún Laoghaire Harbour and several sailing clubs. Furthermore, Monkstown village which is home to many popular restaurants and cafés such as Elephant and Castle also within easy walking distance of the lands.

Some of the country's finest and highly-regarded primary, secondary and tertiary educational institutions are also located in the area including Guardian Angels, Carysfort, Scoil Lorcáin and Willow Park National Schools, Blackrock College, St. Andrew's College, Newpark Comprehensive, Sion Hill, CBC Monkstown and Rockford Manor Secondary Schools; UCD at Belfield and UCD Michael Smurfit Business Graduate School at Carysfort Avenue, Blackrock.

Blackrock Clinic, St Vincent's (Merrion), St. Michael's (Dún Laoghaire) and Beacon (Sandyford) Hospitals are within easy driving distance, providing immediate access to some of the best public and private medical facilities in the country.

The site also benefits from superb public transport links being situated within easy walking distance of both Blackrock and Seapoint DART Stations while numerous, frequent bus services are also provided on the adjoining Temple Road QBC, therefore making the site extremely accessible to the city centre.

LOCAL DISTANCES (Numbered on the map)			
1.	St. Teresa's Site	-	
2.	Frascati Shopping Centre	8 mins	
3.	Blackrock DART Station	10 mins	
4.	Blackrock Park	10 mins	
5.	UCD Michael Smurfit	11 mins	
6.	Monkstown Village	18 mins	
7.	Blackrock Clinic		6 mins
8.	Dun Laoghaire Harbour		6 mins
9.	Elm Park Golf and Sports Club		13 mins
10.	UCD		14 mins
11.	St Stephen's Green		21 mins





CGI of Extant Planning Grant ABP-303804-19. For illustration purposes only.

## 2019 PLANNING PERMISSION

The subject site received a 10-year Grant of Planning Permission via a Strategic Housing Development through An Bord Pleanála (Reg. Ref. No. ABP-303804-19) in June 2019 for a scheme comprising of 291 residential units (ranging from 1-8 storeys in height) in a combination of 13 new apartment buildings; the subdivision, conversion and re-use of “St Teresa’s House”; and the dismantling and relocation of “St Teresa’s Lodge” within the site development area. The scheme also provides for the demolition (total c. 2,787 sq. m. GFA) of all later ancillary buildings and extensions (buildings vary from 1-3 storeys) associated with “St. Teresa’s House” and “St. Teresa’s Lodge”. The majority of this demolition work has been completed.

### The breakdown of accommodation is as follows:

- Block A1 (4 storeys) comprising 29 no. apartments (26 no. 1 bed units and 3 no. 2 bed units).
- Block B1 (7/8 storeys), Block B2 (5/6 storeys), Block B3 (5/6 storeys) and Block B4 (5 storeys) comprising 127 no. apartments (82 no. 1 bed units, 27 no. 2 bed units and 18 no. 3 bed units).
- Blocks C1 & C2 (3 storeys) comprising 11 no. apartments (9 no. 2 bed units and 2 no. 3 bed units).
- Block D1 (5 storeys) comprising 50 no. apartments (15 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units).
- Blocks E1 - E3 (2 - 5 storeys) and Blocks E4 & E5 (4 storeys) comprising 61 no. apartments (45 no. 2 bed units, 16 no. 3 bed units) and 6 no. 3 bed duplex units.
- Relocation and conversion of “St Teresa’s Lodge” to provide for 1 no. 1 bed residential unit (c. 39 sq m GFA).
- Subdivision and conversion of “St. Teresa’s House” (3 storeys) into 6 no. apartments (5 no. 2 bed units and 1 no. 3 bed unit).
- The development also provides for a Crèche Facility of c. 286 sq m GFA (and associated outdoor play area of c. 225 sq m) located in Block C2.
- Basement areas are proposed below Blocks A1, B1 to B3 and D1 (c. 6,522 sq m GFA). A total of 272 car parking spaces (163 at basement level and 109 at surface level); 666 bicycle spaces (486 at basement level and 180 at surface level); and 20 motorcycle spaces at basement level are proposed.
- A full planning pack is available to download via the property Dataroom.



For illustration purposes only.



CGI of Extant Planning Grant ABP-303804-19. For illustration purposes only.



CGI of Extant Planning Grant ABP-312325-21. For illustration purposes only.

## 2022 PLANNING PERMISSION

The subject site received a 10-year Grant of Planning Permission via a Strategic Housing Development through An Bord Pleanála (Reg. Ref. No. ABP-312325-21) in April 2022 for a scheme comprising of 446 residential units (ranging from 1-10 storeys in height) in a combination of 11 new apartment buildings; the subdivision, conversion and re-use of “St. Teresa’s House”; and the dismantling and relocation of “St. Teresa’s Lodge” within the site development area. This application is currently the subject of ongoing judicial review proceedings.

The development also provides for a Crèche Facility

of c. 777 sq m GFA (and associated outdoor play area of c. 302 sq m) located in Block C2.

Basement areas are proposed below Blocks A1, B1 to B3 and D1 (c. 6,522 sq m GFA). A total of 252 car parking spaces (161 at basement level and 91 at surface level); 1056 bicycle spaces (656 at basement level and 400 at surface level); and 20 motorcycle spaces (10 at basement level and 10 at surface level) are proposed.

A full planning pack is available to download via the property Dataroom.



### The breakdown of accommodation is as follows:

	Studio	1 bed	2 bed (3P)	2 bed (4P)	3 bed	Total
BLOCK A1 (5 Storey)	0	33	0	4	0	37
BLOCK B1 (10 Storey)	0	37	9	1	8	55
BLOCK B2 (8 Storey)	0	28	0	9	5	42
BLOCK B3 (8 Storey)	0	28	0	9	5	42
BLOCK B4 (5 Storey) OMITTED	0	0	0	0	0	0
BLOCK C1 (3 Storey)	1	3	0	6	0	10
BLOCK C2 (3 Storey)	0	0	0	2	0	2
BLOCK C3 (1 Storey + lower ground floor)	Amenity Space					
BLOCK D1 (6 Storey)	10	20	19	73	10	132
BLOCK E1 (6 Storey)	0	34	2	24	10	70
BLOCK E2 (6 Storey)	1	29	5	13	2	50
BLOCK G - GATE LODGE (1 Storey) Existing building	Café-Retail					
BLOCK H - ST. TERESA'S HOUSE (3 Storey) Existing building	0	0	0	5	1	6
						<b>446</b>



CGI of Extant Planning Grant ABP-312325-21. For illustration purposes only.



# 2023 FEASIBILITY STUDY

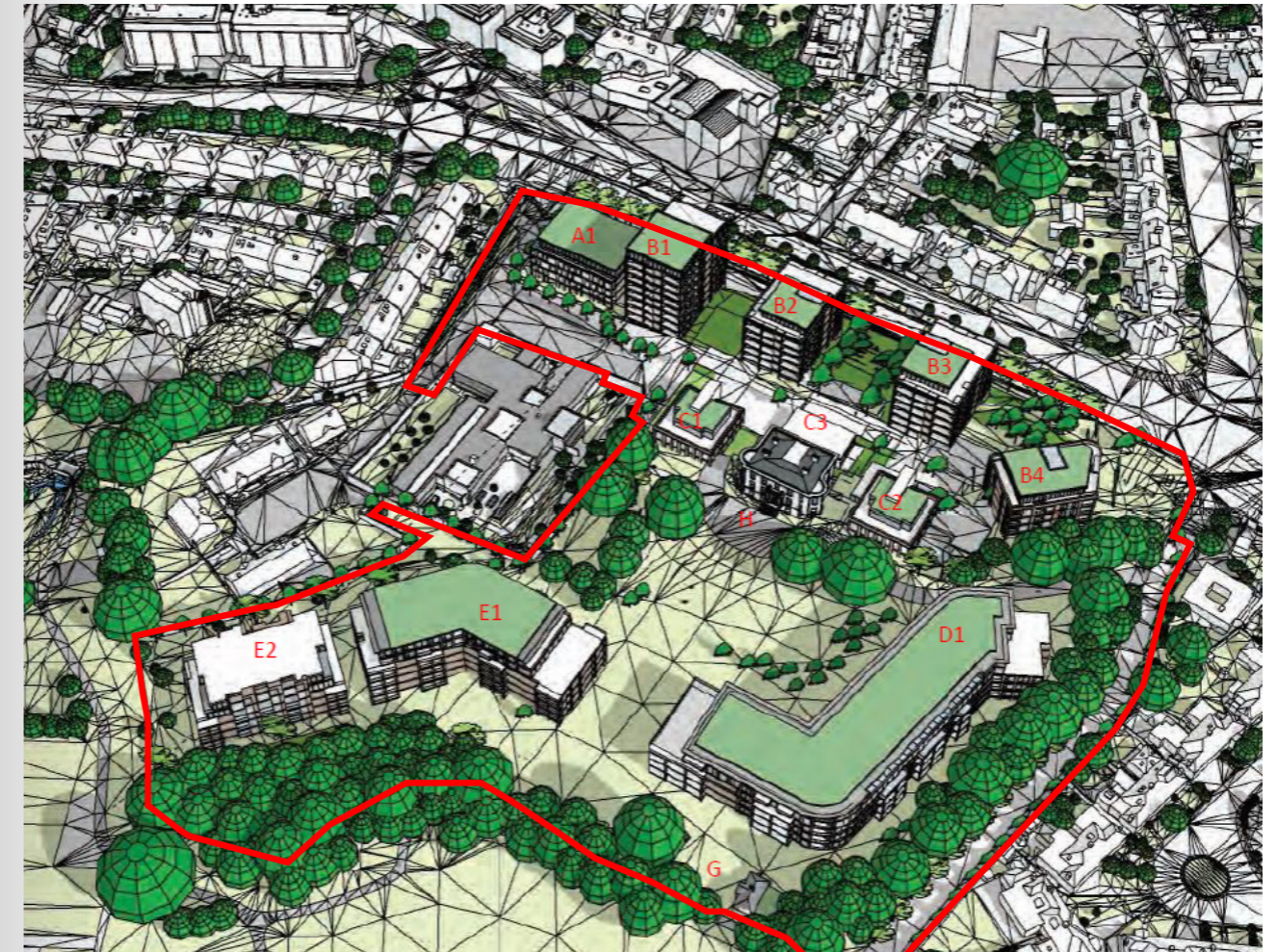
The project design team including Brock McClure planning consultants have prepared a feasibility study, available on request, which highlights an ability to commence the 2019 permission, resulting in the immediate delivery of an initial 162 units (within 6-blocks). Simultaneously, any purchaser could progress with an amendment of the 2019 SHD permission under the LRD process.

In general terms, the proposed amendments to these blocks aims to fall in line with a proposal that is reflective of that granted under the 2022 permission in terms of height and massing with residential mix revised to reflect requirements under the 2022 Development Plan, providing a total of 406-units across the entire site.

Further detail is contained with the Brock McClure planning report in the property Dataroom.

## Proposed Residential Mix: (S.P.P.)

	Block	Studio/ 1 bed	2 bed	3 bed	Total
2019 Planning Permission "Phase 1"	A1	26	3	0	29
	B1	26	9	6	41
	B2	20	7	3	30
	B3	20	7	3	30
	B4	16	4	6	26
	H	0	5	1	6
Sub-Total		108	35	19	162
2023 Proposed Amendment "Phase 2" (S.P.P.)	C1	4	6	0	10
	C2	0	2	0	2
	C3	0	0	0	0
	D1	6	68	38	112
	E1	34	26	10	70
	E2	30	18	2	50
	G	0	0	0	0
Sub-Total		74	120	50	244
Total		182	155	69	406
% Unit Mix		45%	38%	17%	100%



Block A1 - As per 2019 Planning - 4 Storeys

Block B1 - As per 2019 Planning - 7+ Pent

Block B2 - As per 2019 Planning - 5 + Pent

Block B3 - As per 2019 Planning - 5 + Pent

Block B4 - As per 2019 Planning - 4 + Pent

Block C1 - As per 2022 Planning - 3 Storeys

Block C2 - As per 2022 Planning - 3 Storeys

Block C3 - As per 2022 Planning - 1 + Base

Block H - As per 2022 Planning - 1 + Base

Block D1 - Building Footprint and Massing as per 2022 Planning. Ratio of units within to be amended for compliance- 6 Storeys

Block E1 - As per 2022 Planning - 6 Storeys

Block E2 - As per 2022 Planning - 6 Storeys

Block G - As per 2022 Planning - 1 Storey



# PARTICULARS

## Property Website / Data Room

Further information in relation to the property is available via the dedicated property website and data room which can be accessed via [www.templeroadblackrock.com](http://www.templeroadblackrock.com)

## Building Energy Rating (BER)

BER Exempt

## Viewings

As the property is currently occupied, viewings are strictly by prior appointment only through joint agents Knight Frank and Savills.

## Contact Details:



20-21 Upper Pembroke Street  
Dublin 2  
Tel: +353 (0) 1 634 2466  
[www.knightfrank.ie](http://www.knightfrank.ie)  
LRN: 001266

### Finín O'Driscoll

Tel: +353 (0) 86 049 2114  
Email: [Finin.ODriscoll@ie.knightfrank.com](mailto:Finin.ODriscoll@ie.knightfrank.com)

### James Meagher

Tel: +353 (0) 86 255 4060  
Email: [James.Meagher@ie.knightfrank.com](mailto:James.Meagher@ie.knightfrank.com)



33 Molesworth Street  
Dublin 2  
Tel: +353 (0) 1 618 1300  
[www.savills.ie](http://www.savills.ie)  
LRN: 002233

### John Swarbrigg

Tel: +353 (0) 1 618 1300  
Email: [John.Swarbrigg@savills.ie](mailto:John.Swarbrigg@savills.ie)

### Andrew Sherry

Tel: +353 (0) 1 618 1300  
Email: [Andrew.Sherry@savills.ie](mailto:Andrew.Sherry@savills.ie)

## Solicitor Details:



Ogier Leman LLP, Percy Exchange,  
8 34 Percy Place, Ballsbridge, Dublin 4  
Tel : +353 (0) 1 639 3000

### Gavin Fitzgerald

Tel: +353 (0) 1 639 3000  
Email: [Gavin.Fitzgerald@ogier.com](mailto:Gavin.Fitzgerald@ogier.com)

## DISCLAIMER:

These particulars are issued by Savills and HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of Savills or HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. 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. The vendor/landlord do not make or give, and neither Savills or HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266