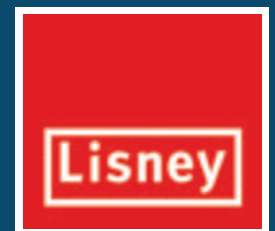




FOR SALE BY TENDER - Latest date for receipt, 12 Noon Wednesday 23rd February 2022

ST. MARY'S, ANGLESEA ROAD, BALLSBRIDGE, DUBLIN 4

Former St. Mary's Church, Anglesea Road & Simmonscourt Road, Dublin 4, D04 TV26





New
Facebook
EMEA HQ

InterContinental
Hotel

RDS

Simmons Court Road

Anglesea Road

St Mary's, Ballsbridge

- Prominently located freehold property on the corner of Anglesea Road and Simmonscourt Road.
 - Situated on a site of 0.4 Ha (1 Acre) in this prime corner position, between Donnybrook and Ballsbridge, beside Ailesbury Road and Shrewsbury Road.
 - Attractive John Semple-designed church of approximately 484 sq.m. (5,200 sq.ft.) gross internal area with income generating car park.
 - Adjoins the grounds of the Royal Dublin Society (RDS).
 - Zoned Objective Z8 "Georgian Conservation Area" under the Dublin City Development Plan 2016-2022 (under review).
- St Mary's is listed on the Record of Protected Structures. Local and regional planning policy is broadly supportive of the reuse of protected structures where new uses will help secure the structures long-term preservation.
 - A town planning assessment report has been prepared by KPMG Future Analytics to include case studies of the adaptive reuse of former church buildings in both Ireland and abroad.





Location

The surrounding area is exceptionally well known in both residential and business terms, with a wide variety of residential, recreational and hospitality uses to include the RDS Showgrounds and Arena and which attracted 1.25 million visitors in 2019 to its halls and event areas which are used to host a variety of meetings, conferences, exhibitions, concerts, and show jumping.

The wider surrounding area contains a high concentration of embassy offices and residences, including the US Embassy, Belgian Embassy and Israeli Embassy to the north-west and the British and Chinese Embassies to the south on Merrion Road.

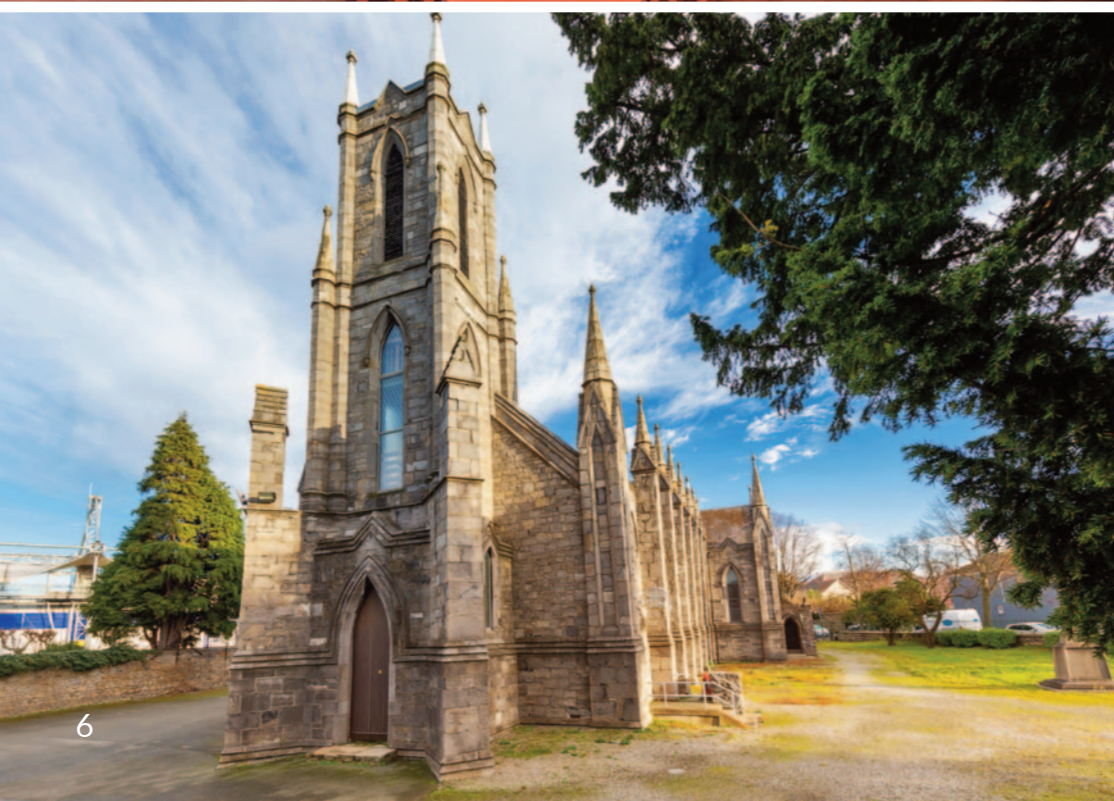
Anglesea Road and Simmonscourt Road are close to all the Dublin 4 amenities of both Donnybrook and Ballsbridge to include public transport QBC, DART, shops, a range of schools (St. Mary's National School and Muckross Park College) and excellent hospitality offerings such as the Clayton Hotel, the InterContinental Hotel, Premier Suites serviced apartments, the Herbert Park Hotel and a notable number of cafes, bars and restaurants. This wider area represents a 'service centre' for local residents, visitors and workers who can avail of close proximity to a wide dining and recreational offerings.

Donnybrook Village also provides a variety of amenities, convenience goods, pharmacies, medical services, cafes and restaurants.

Donnybrook House, completed in 2018, is a new mixed-use development of 4,386 sq. m of office space across four floors and has attracted several professional tenants. Sandymount Village to the west offers access to the YMCA Sports Grounds, Railway Union Rugby Club and Sandymount Beach.

On the sporting front, close to St Mary's there is Merrion Cricket Club, Old Belvedere Rugby Club, Wanderer's Football Club, Old Wesley Rugby Club, Bective Football Club, the Aviva Stadium, Donnybrook Lawn Tennis Club as well as the outside amenities of Herbert Park.





Description

The site is irregular in shape, with a straight northern boundary, boundaries to the south and west that meet at the junction of Anglesea Road and Simmonscourt Road, and a smaller boundary to the east.

The former church building was deconsecrated in July 2020. Vehicular access into the site is provided by a gated entrance at the site's southern boundary along Simmonscourt Road and a second gate at the intersection of Simmonscourt Road and Anglesea Road. A smaller pedestrian entrance is located at the west of the site along Anglesea Road.

St Mary's was designed by John Semple and was completed in 1830. It took the name from the demolished St Mary's Church previously situated in Donnybrook Village where the graveyard remains. The church extends to a gross internal area of approx. 484 sq.m. (5,200 sq.ft.).

The interior of the church has high vaulted ceilings with timber buttressing and several notable historic features, including large stained-glass windows, an organ, marble altar reredos and an ornate marble pulpit.

The longer northern and southern aspects of the structure are lined with stone columns capped with ornate mini conical spires and the primary entrance at the western aspect sits under the bell tower. The exterior of the structure is built from grey stone, and there are multiples entrances in and out of the church.

The layout of the church building is cross-shaped, and while both the interior and exterior of the church have been well maintained, the property has suffered from subsidence in the past. A structural report on the subsidence issue was previously prepared and a copy is available to intending bidders. It is provided for information purposes only and without responsibility on the part of the vendor.

The former church has been divided between a religious worship area and a parish hall with kitchen.

There is a small upper floor office area with 2 no. wc/whb off the landing.

The ground floor rear entrance contains a disabled wc/whb.





Planning

A planning assessment report has been prepared by KPMG Future Analytics and is available to interested parties through the data site and this includes several case studies of the adaptive reuse of former church buildings in Ireland and abroad.

The property is located within an area Zoned Z8: Georgian Conservation Areas “to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective,” under the Dublin City Development Plan 2016-2022 (under review).

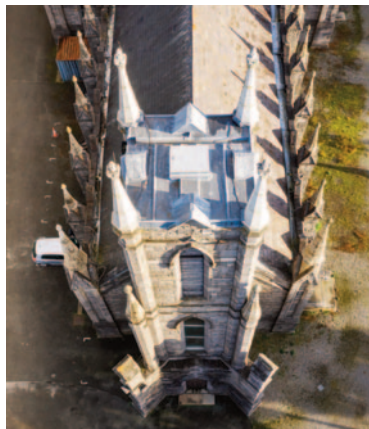
Dublin City Council (DCC) have begun the public consultation process for the forthcoming Development Plan for the period 2022-2028 and Stage 2 commenced on the 25th November 2021 with the public display of the Draft Development Plan. The public consultation period ends in mid-February 2022. The former church is listed on the Record of Protected Structures. Works which would materially affect the character of a protected structure require planning permission. However, both local and regional planning policy is broadly supportive of the reuse of protected structures where new uses will help secure the structure’s long-term preservation.

Zoning Objective Z8 Permissible Uses

Bed and breakfast, childcare facility, cultural/ recreational building and uses, education, embassy residential, home-based economic activity, hostel, hotel, live-work units, medical and related consultants, office (excluding retail branch bank/ building society), open space, residential.

Zoning Objective Z8 Open for Consideration Uses

Buildings for the health, safety and welfare of the public, guesthouse, nightclub, place of public worship, public service installation, restaurant, retail.





Contents

Some items currently present in the church are excluded from the sale such as a number of church pews, 3 brass light fittings, loose furniture, desks, cupboards and chairs.

Certain items present in the church and grounds are included in the sale. For example, these include the pulpit, a number of church pews, the stained-glass windows, the church bell, organ and the war memorial in the grounds and storage container. The tablets and memorials located in or on the property following a close of sale, shall remain in the ownership of the vendor and shall be subject to rights-of-inspection and removal (see tender document).

Development Potential

The property has notable potential for redevelopment being centrally located in Dublin 4 and with excellent accessibility and public transport options. The site enjoys close proximity to range of local services and amenities including the RDS venue, Herbert Park and emergent employment opportunities at Donnybrook Village and Merrion Road. As such it is suggested that the site is suitable for a range of new uses, including but not limited to:

- Infill residential development
- Office development
- Cultural/recreational development





Potential Infill Residential Development

Given its city centre location and proximity to existing services and amenities, employment opportunities and transport options the subject site is broadly suitable for sensitive infill residential development. Such development would be consistent with the National Planning Framework (NPF). The NPF represents a high-level strategy for Ireland's spatial growth and development up to 2040 and places a strong focus on compact growth and infill residential development within existing urban areas.

Potential Office Development

Given the subject site's excellent accessibility and proximity to the Merrion Road service centre area it may be suitable for redevelopment into office space. Such development would align with an emerging pattern of development that has seen nearby Donnybrook development as a local employment hub.

Cultural/Recreational Use

The subject site is located adjacent to the grounds of the Royal Dublin Society and borders the RDS arena. The RDS is a significant attraction, hosting a variety of different shows and attractions every year including concerts, exhibitions, conferences and trade shows. This is complimented by a range of nearby hospitality options and excellent accessibility. There is potential to capitalise on the draw of the RDS and redevelop the subject site as a cultural or recreational destination (e.g. as a theatre, gallery, or exhibition space). Such a use would align with the unique setting afforded by the former St. Mary's Church.

As the site contains a protected structure, the former St. Mary's Church, potential development must have regard for the protection and conservation of the church structure and historical features.

The site's heritage status presents an opportunity to create a unique development that respects its historic setting. This aligns with local and national planning policy and guidance, which supports the adaptive reuse of historic structures to meet contemporary demands around housing, leisure and employment.

Title

Freehold.

Solicitors

The Legal Department, The Representative Church Body, Church of Ireland House, Church Avenue, Rathmines, Dublin 6, D06 CF67.
Tel: 01 497 8422. Attention: *Mr Roger McCormack*, Solicitor.

Viewing

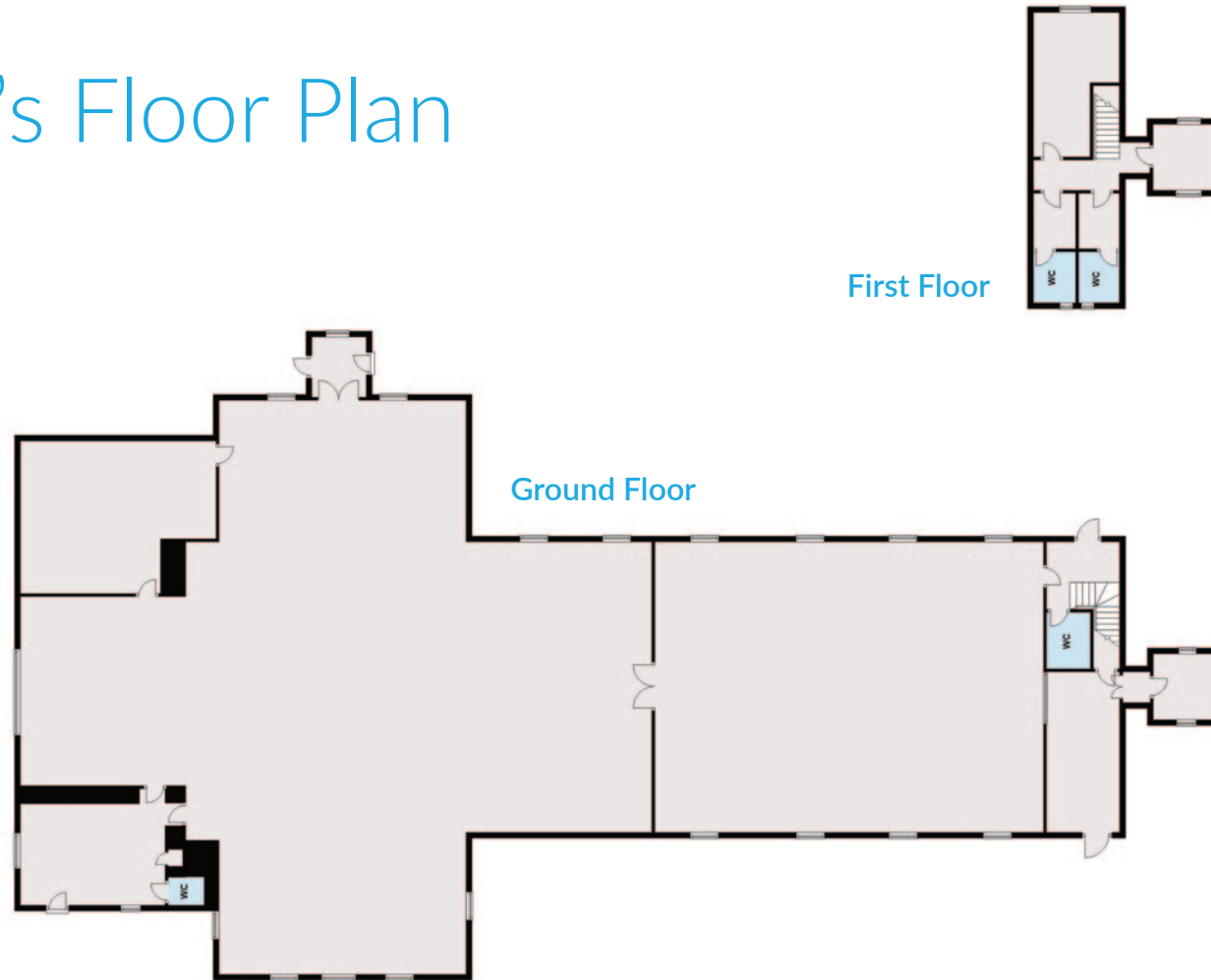
Strictly by prior arranged appointment contact Ross Shorten, rshorten@lisney.com, tel: 01 638 2700,
Cathal Daughton, cdaughton@lisney.com, tel: 01 638 2700, and Ryan Connell, rconnell@lisney.com, tel: 01 638 2700.

Further Information and Data Room

The property is offered for sale by tender. The latest date for receipt of completed tenders is 12 Noon Wednesday 23rd February 2022. The tenders are to be received at the offices of The Representative Church Body, Church of Ireland House, Church Avenue, Rathmines, Dublin 6, D06 CF67 in a sealed envelope marked "*Tender St Mary's Church*".

The vendors are not obliged to accept the highest or any tender submitted. Details and terms and conditions relating to the tender procedure are contained in the Data Room. Access to the dedicated data room is administered by Lisney and is available to intending bidders and their advisers

St. Mary's Floor Plan



LISNEY DUBLIN
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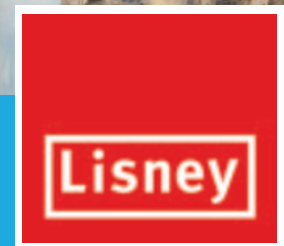
LISNEY CORK
1 South Mall
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T12 CCN3
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Email: cork@lisney.com



Lisney Dublin residential offices at Howth Road, Upper Leeson Street, Ranelagh, Dundrum, Mount Merrion Avenue and Dalkey.



Lisney, St Stephen's Green House, Earlsfort Terrace, D02 X361.
+353 1 638 2700 PSRA No. 001848



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation including the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.



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