

Powerscourt Country House

Enniskerry Village, Co. Wicklow

FOR SALE

BY PRIVATE TREATY

Exceptional Investment / Development Opportunity



HIGHLIGHTS

- Well located landmark public house, hotel situated at the heart of Enniskerry village
- Situated on substantial lands of approximately 0.50 ha (1.25 acres) offering a purchaser an excellent development opportunity (subject to planning)
- Predominantly zoned TC Town Centre under the Enniskerry Town Plan 2016 - 2022
- The lands offer a purchaser the opportunity to acquire a high-profile public house, hotel with the development potential (subject to planning) to accommodate a much needed mixed use scheme in the heart of Enniskerry



LOCATION

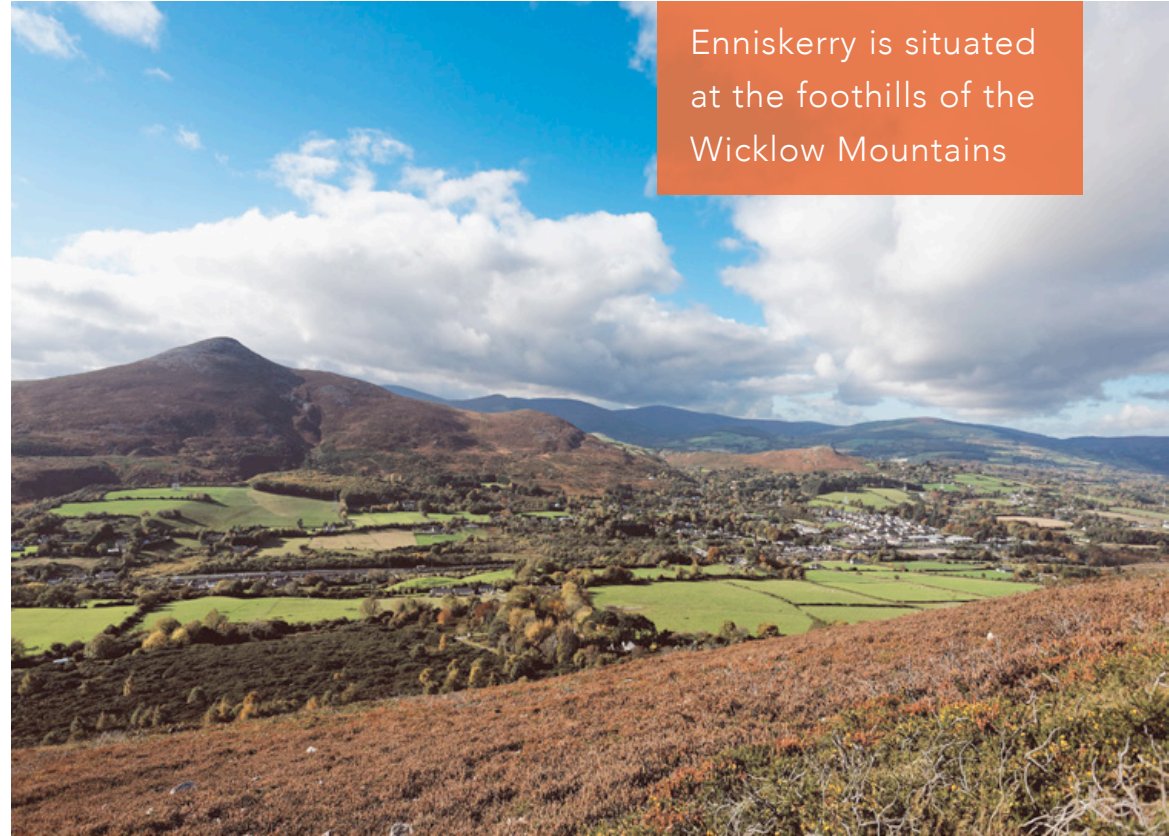
This highly visible property is located at the centre of the picturesque village of Enniskerry, fronting out onto the main street and overlooking the tranquil Glencullen River. Enniskerry is one of Ireland's premier addresses and is situated approximately 9km south of Dalkey, 22km southeast of Dublin city centre and 5km west of Bray.

Enniskerry benefits greatly from ease of access onto the M11 / N11 motorway which provides direct access to Dublin and Wexford. Dublin Bus operate a high frequency service which links the village with Dublin

city centre and Bray DART Station. The bus stop is situated approximately 50m from the property.

Enniskerry is situated at the foothills of the Wicklow Mountains and offers a host of local amenities including restaurants, cafés, schools and 2 no. championship golf courses. The village is one of Ireland's most favoured tourist destinations with the Powerscourt House, Gardens and Waterfall situated approximately 1.5km from the property. Powerscourt House & Gardens attract approximately 470,000 guests annually.

Enniskerry is situated at the foothills of the Wicklow Mountains



THE PROPERTY

The property comprises of the famous Powerscourt Country House and accompanying land which extends to approximately 0.5 ha (1.25 acres). The hotel itself was constructed in 1715 by Folliott Wingfield, the 1st Viscount of Powerscourt.

Internally, the property extends to approximately 1,111 sqm (11,959 sq.ft) over two storeys. At present the property benefits from 11 no. well apportioned en-suite bedrooms, restaurant facilities, public house and café, all of which are finished to the highest standard.

Externally, the property is of traditional Tudor style architecture which is in keeping with the architectural heritage of the village.

The land is currently in use as car parking facilities for the hotel and topographically level in nature.

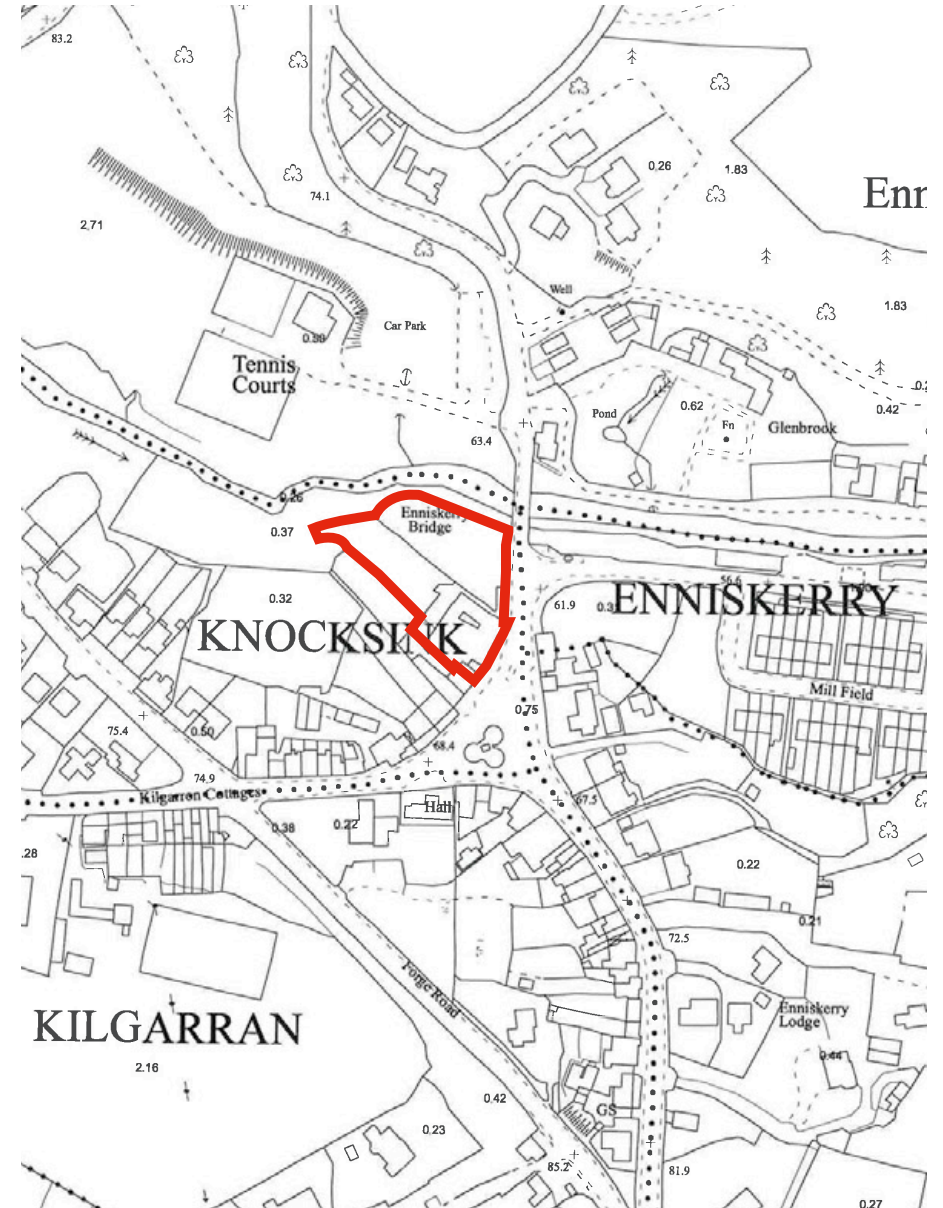
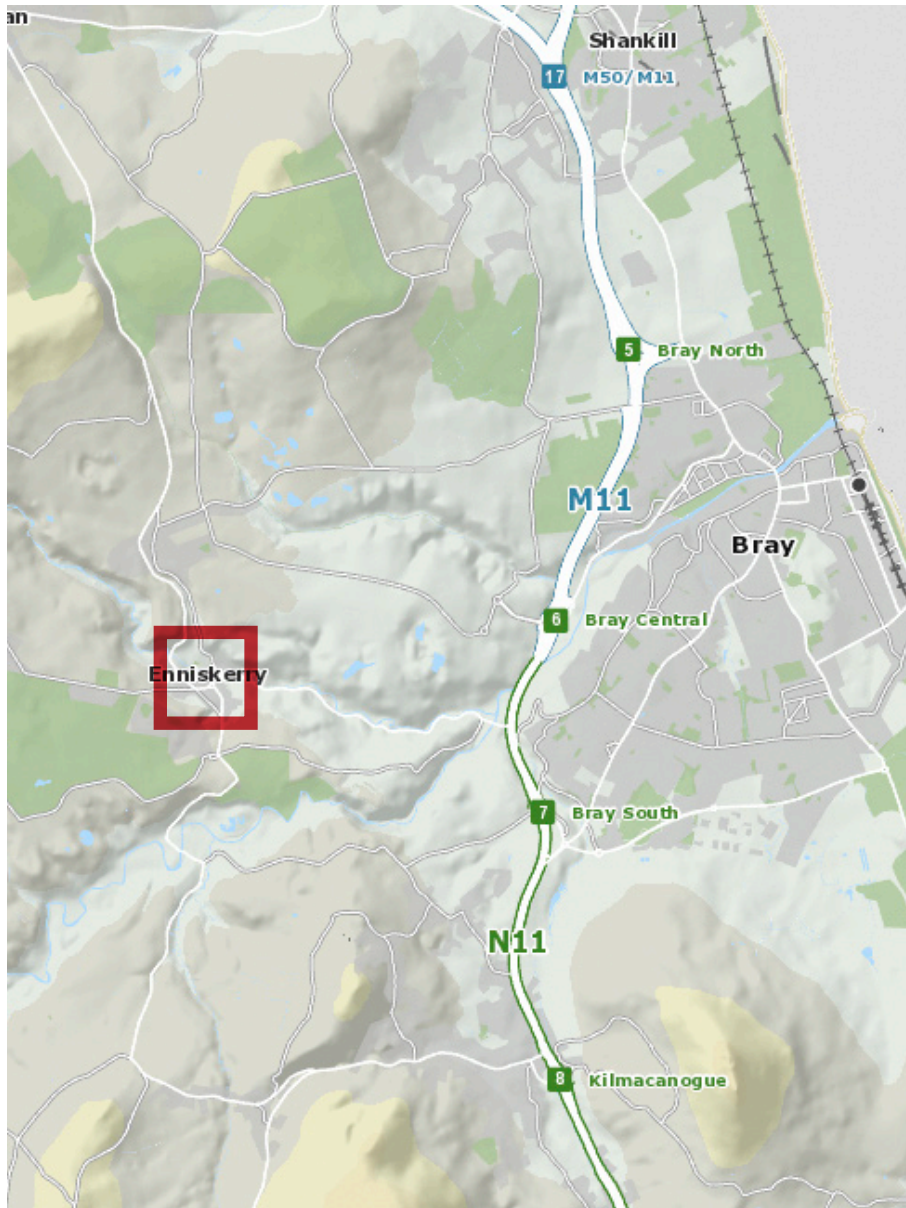
The highly visible landmark hotel provides for approximately 60m of frontage onto Enniskerry main street.

The property does feature on the Wicklow County Council Record of Protected Structures (RPS) under ref no. 03-22.



Constructed in 1715
by Folliott Wingfield,
the 1st Viscount of
Powerscourt





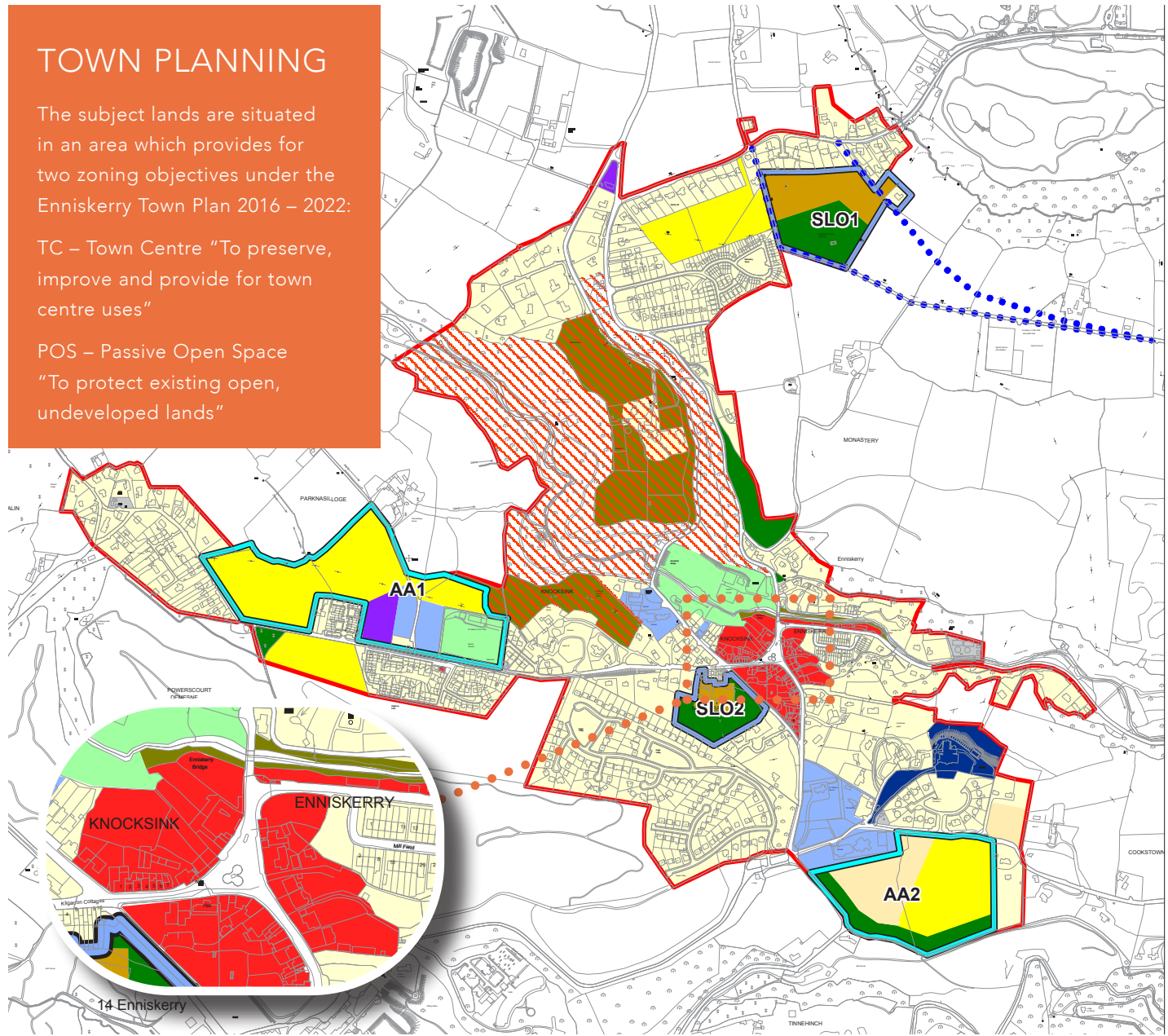
For illustrative purposes only, not to scale.

TOWN PLANNING

The subject lands are situated in an area which provides for two zoning objectives under the Enniskerry Town Plan 2016 – 2022:

TC – Town Centre “To preserve, improve and provide for town centre uses”

POS – Passive Open Space “To protect existing open, undeveloped lands”




Enniskerry Town Plan WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Settlement Boundary
- RE Existing Residential
- R10 Residential
- R20 Residential
- R Special Residential
- TC Town Centre
- PU Public Utility
- CE Community & Educational
- E Employment
- T Tourism
- OS Open Space
- AOS Active Open Space
- POS Passive Open Space
- CA Conservation Area
- Specific Local Objective Boundary
- Action Area Plan Boundary
- Route option for Northern Access Road



**Title: Land Use Zoning Objectives
Map No. : 1**



Maps are not to scale
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Licence Number 2016/35/CCMA/Wicklow County Council

Wicklow County Council
Planning Department

Title

We understand the property is Freehold.

BER

BER Exempt.

Services

We understand that all main services are available.

Price

Price On Application.

Further Information & Viewing

For further information and viewing please contact Lisney Development Land team.

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