



CHRIST CHURCH | LEESON PARK | DUBLIN 6

For Sale By Tender 2pm Thursday 29th may 2025 (unless previously sold)

An absolutley one off/unique development opportunity

PROPERTY OVERVIEW

- Superbly located at the corner of Dartmouth Road/Leeson Park and Leeson Street Upper in the heart of the south City Centre.
- Adjacent all City Amenities - Parks, Transport, Retail, Offices.
- Regular shaped site of approx. 0.4047ha (1 acre).
- Zoned Z2 Residential.
- Title: Freehold.
- Potential for a wide range of uses and for an exclusive residential scheme (subject to PP).

Lesson Park

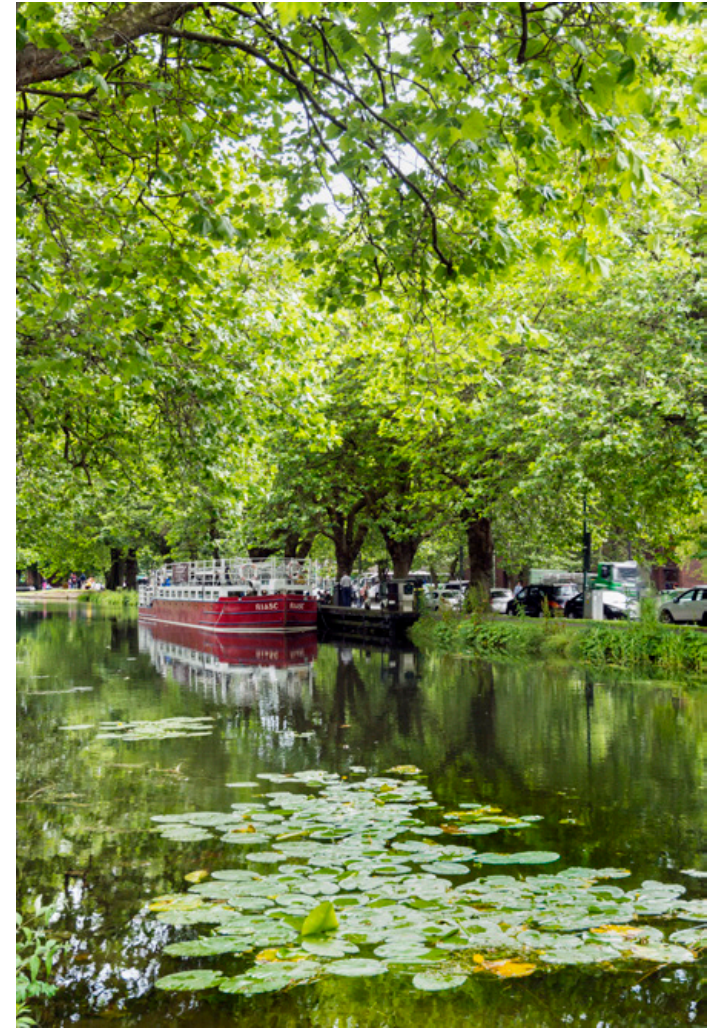
Lesson Street Upper

Dartmouth Road



THE LOCATION

The property is strategically situated at the corner of Leeson Street Upper, Leeson Park and Dartmouth Road in the heart of south Dublin City Centre between Donnybrook and St Stephen's Green. It is also close to some of the most exclusive residential roads in Dublin such as Leeson Park itself, Dartmouth Square and Herbert Park. It benefits from a wide range of commercial uses close by and is in close proximity to St Stephen's Green, Grafton St, Grand Canal and Fitzwilliam Square.





Aviva Stadium

Clayton/Burlington Hotel

CHRIST CHURCH

Lesson Street Upper

Dartmouth Road



DESCRIPTION

The property comprises an extensive church premises extending to a gross internal area of approx. 880 sq. m. (9,472 sq. ft.) which was constructed between 1860 and 1862 designed by Architect James Rawson Carroll. It is described as a Gothic-revival church and designed in the Early English style characterised by the use of plain narrow lancet windows. In recent years it has been leased to the Romanian Orthodox Church who have vacated.

It comprises an almost regular shaped site of approximately 0.4047 ha (1 acre) and immediately adjoins the former Molyneux Home for the Blind.





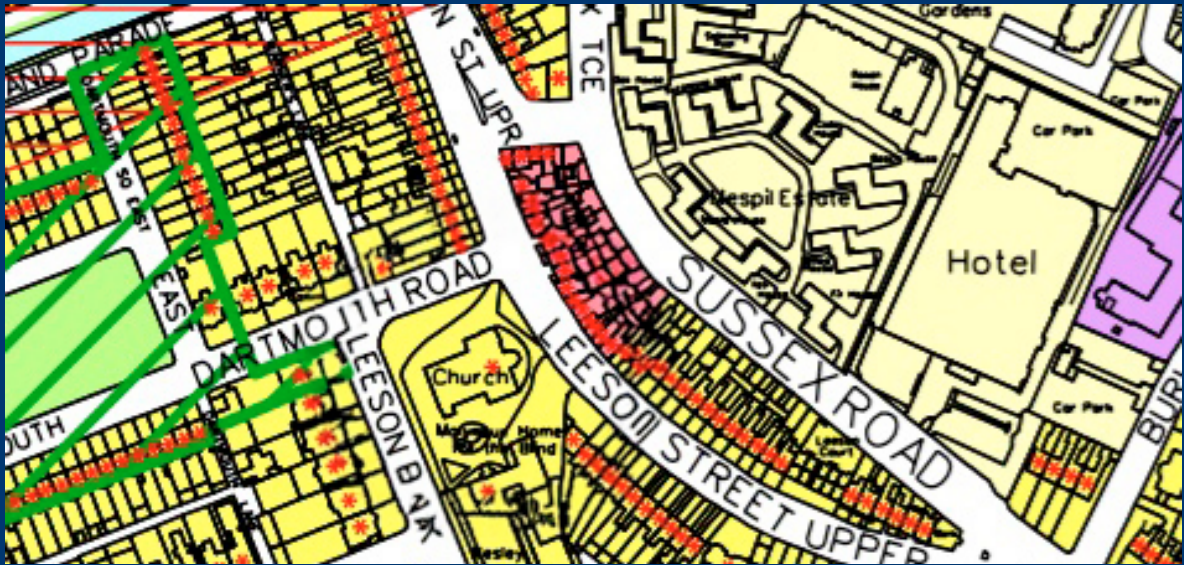






TOWN PLANNING

The subject lands are zoned Z2: Residential Neighbourhoods (Conservation Areas) 'To protect and/or improve the amenities of residential conservation areas' under the Dublin City Development Plan 2022-2028.



Residential conservation areas have extensive groupings of buildings and associated open spaces with an attractive quality of architectural design and scale. The overall quality of the area in design and layout terms is such that it requires special care in dealing with development proposals which affect structures in such areas, both protected and non-protected. The general objective for such areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area.

The principal land-use in residential conservation areas is housing but can include a limited range of other uses. In considering other uses, the guiding principle is to enhance the architectural quality of the streetscape and the area, and to protect the residential character of the area.

Permissible uses under this zoning include: Buildings for the health, safety and welfare of the public, childcare facility, embassy residential, home-based economic activity, medical and related consultants, open space, public service installation, residential.

Uses open for Consideration include: Bed and breakfast, community facility, cultural/recreational building and uses, education, live-work units, place of public worship, restaurant, veterinary surgery.

The property is listed on the Dublin City Council List of Protected Structures no 4347 Christ Church, Leeson Park, Dublin 6.



| TITLE

The property is held on freehold title and below is an extract (outlined in red) of the Land Registry Compliant Map. There are rights of way for the adjoining Molyneux House.

There is approx. €67,000 per annum of revenue obtained through the licencing of approx. 44 car parking spaces on site.



| SOLICITORS

The Legal Department
The Representative Church Body, Church of Ireland House
Church Avenue, Rathmines | Dublin 6 | D06 CF67.
Tel: 01 497 8422. Attention: Ms. Antoinette Doherty, Solicitor.

| TENDER PROCESS

The property is offered for sale by tender. The latest date for receipt of completed tenders is 2pm Thursday 29th May 2025.

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 Leeson Park”

The vendors are not obliged to accept the highest or any tender submitted.

| VIEWINGS / FURTHER INFORMATION

Viewings by appointment only.

For further information please contact Lisney.

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| BER DETAILS

BER EXEMPT

| SERVICES

We understand that all main services are available.

| PRICE

Price on Application.



St. Stephen's Green House,
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D02 PH42

t: +353 1 638 2700

e: dublin@lisney.com

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