



Lisney

COMMERCIAL REAL ESTATE

For Sale by Private Treaty

FORMER BECKETTS HOTEL, COOLDRINAGH HOUSE, LEIXLIP, COUNTY DUBLIN

Extending to a total site area of approx. 1.33 hectares (3.3 acres)



Prime Refurbishment
or Development Opportunity



A feasibility study has been carried out by Plus Architecture to increase the capacity of the hotel with a view to achieving approximately 120 bedrooms on the site.



Located just 15 km from Dublin City Centre with excellent transport connectivity, including nearby rail and bus links, as well as the M4 motorway.



Zoned Objective: HA-LV (Open Space) – To protect and enhance the outstanding character and amenity of the Liffey Valley.

THE LOCATION



The property is situated in Cooldrinagh, Leixlip, a highly desirable and well-established area with strong residential and commercial appeal.



Located just 15 km west of Dublin City Centre, the property is strategically positioned along the M4 motorway, providing excellent accessibility to Dublin and surrounding areas.



EXISTING ACCOMMODATION

The existing site features the historic old house, extending to approximately 760 sq. m. (8,180 sq. ft.), famously known as the birthplace of Samuel Beckett's mother, alongside a series of traditional outbuildings that add character and depth to the setting. To the south of the house, a restaurant and fully equipped commercial kitchen - introduced in more recent times - provide a modern contrast to the heritage structures. The site is accessed via Cooldrinagh Lane, with a convenient pedestrian connection crossing the M4 motorway, linking the property to the surrounding southern lands.

PROPOSED REDEVELOPMENT

The proposed redevelopment of Becketts Hotel seeks to restore the historic building while enhancing its facilities with new bedroom blocks, a restaurant, and an event space.

The expansion will increase the site's capacity to 120 rooms, with the bedroom blocks strategically positioned away from the motorway to minimize noise. Their design will be carefully structured to reduce visual impact, preserve mature trees, and maintain the site's historic character.

The project also includes landscaped gardens, walkways, and outdoor spaces to enhance the overall setting.





SERVICES

Interested parties are advised to make their own enquiries regarding the availability and capacity of services. We have assumed all services, including electrical, water and drainage are available to the existing properties.

TITLE

The subject property is under Freehold Title.

PRICE

On Application.

SOLICITOR

Joe Kane
Amoss Solicitors Warrington House
Mount St Cres | Dublin 2 | D02 R256

VIEWINGS / FURTHER INFORMATION

Viewings by appointment only. For further information please contact Lisney.



St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
t: +353 1 638 2700
e: dublin@lisney.com

Shane O'Connor

E: soconnor@lisney.com

T: 087 332 0212

Troy Ryan

E: tryan@lisney.com

T: 087 874 9128

Tony Morrissey

E: tmorrissey@lisney.com

T: 086 255 8316

The Agents and the Vendor give note that the particulars and information contained within this Investment Memorandum do not form any part of any offer or contract and are for guidance purposes only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents, or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this Investment Memorandum, intending purchasers or any third party should not rely on these particulars and information contained within as statements of fact, but must satisfy themselves as to the accuracy of details given to them. Lisney nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and Lisney nor its employees shall be liable for any loss suffered by an intending purchaser or any third party arising from the particulars or information contained within this brochure. Prices quoted are exclusive of VAT (unless otherwise state) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction. Lisney PSRA No: 001848