

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.

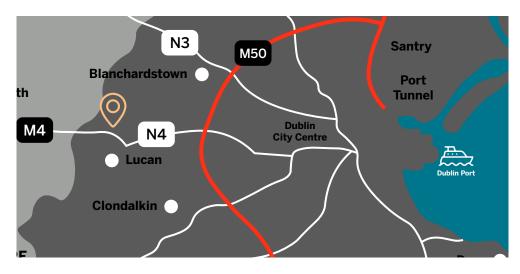


Located just 15 km from Dublin City Centre with excellent transport connectivity, including nearby rail and bus links, as well as the M4 motorway.



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.



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