

FOR SALE BY PRIVATE TREATY

FORMER EMMAUS RETREAT CENTRE

LISSENHALL | SWORDS | CO. DUBLIN | K67 Y274



72 BEDROOM / 59,574 SQ FT BUILDING ON APPROX. 6.69 HECTARES (16.50 ACRES)

Located adjacent to the proposed Estuary MetroLink Station



Exceptional opportunity to acquire a large former retreat centre which includes 72 en-suite bedrooms, located adjacent to the proposed MetroLink North terminal, on a substantial site which offers significant short-term and longer-term income and development potential.



72 Bedroom
59,574 sq ft Building



6.69 Hectares
(16.50 Acres)

FORMER
EMMAUS
RETREAT
CENTRE





The Opportunity



Extensive and well-presented building of approx. 59,574 sq ft, which includes 72 en-suite bedrooms.



Located on a large site of 16.5 acres, much of which is undeveloped.



Strategically located adjacent to the proposed northern terminal of MetroLink.



Situated off the M1, 2.3 kms north of Swords and 10 min. drive from Dublin Airport.



Surplus land offers medium-term, large-scale development potential.



Variety of residential and hospitality uses suitable for the existing building (s.p.p).



The Location

The former Emmaus Retreat Centre in Lissenhall is strategically located on the northern periphery of Swords in north County Dublin where it is easily accessible via the R132 (old Dublin to Belfast Road) and Junction 4 of the M1 motorway. The M50 motorway (Junction 1) is situated approximately 9 kms to the south. Dublin City Centre is situated approximately 18 kms to the south.

The property is located between Swords and the M1. It is 2.3 kms (1.7 miles) north of Swords. Swords is the third largest town in Ireland with a population of 40,776 as at Census 2022 with Fingal County generally experiencing one of the highest growth rates in the country.

Dublin Airport is one of the largest employment centres in the country, directly supporting 19,900 jobs and is less than a 10 minute drive from the former Emmaus Retreat Centre.

The area is set to undergo further growth in the medium term as a result of the proposed MetroLink which will commence adjacent to the subject property where Estuary Station and a large Park and Ride facility are proposed to be developed. The project is expected to begin construction within the next several years (subject to consent) and is targeted to commence operations in the mid-2030's.



40,776
population at
Census 2022



Dublin
Airport
19,900 jobs



Future
growth with
MetroLink

METROLINK



The Railway Order application for the MetroLink project is currently under consideration by An Bord Pleanála with the Oral Hearing concluding in early 2024. The decision of An Bord Pleanála is expected later in 2025. This light rail project will span some 18.8 kms running between Swords in north Dublin to Charlemont in the south city via Dublin Airport, O'Connell Street etc. The scheme will significantly enhance connectivity along the route and facilitate a reduced journey time of just 25 minutes between Swords and the City Centre.



There will be 16 new stations along the route which will operate with fully automated trains capable of carrying up to 20,000 passengers per hour in each direction.



Estuary Station will be the northern terminus for MetroLink and will be situated directly opposite the former Emmaus Retreat Centre. It will effectively tie-in to the Emmaus property, with Ennis Lane closing to thru traffic.

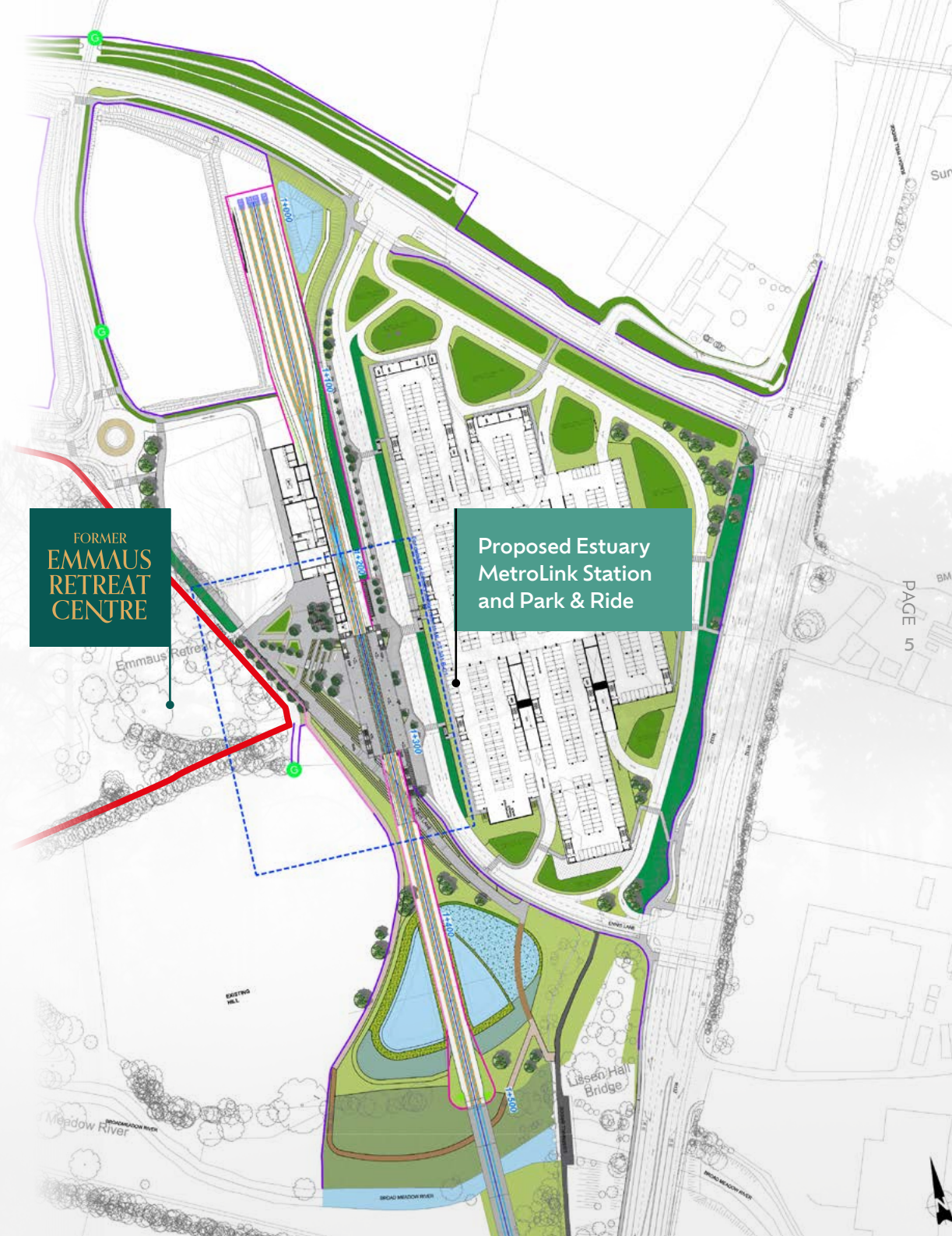


Estuary Station will feature a 3,000 space multi-storey Park and Ride facility. TII's description of the scheme advises that 'Estuary Station serves a future development zone which will allow housing to develop in an integrated fashion around the station and Park and Ride'.



Accessibility to the property will be greatly enhanced with the construction of a proposed new distributor road off the R132 which will primarily serve the Park and Ride facility, but which will continue with a proposed roundabout directly in front of the Emmaus Centre.

“MetroLink is a transformative piece of new public transport infrastructure - the first of its kind in Ireland”



Existing Opportunity and Development Potential



Over the period from the 1960s to 2019 the property was used as a Retreat Centre, as well as hosting annual conferences and gatherings. The Centre then closed during Covid. For the three years from April 2022 the property was licensed to the Minister for Children, Equality, Disability, Integration and Youth for the purpose of providing accommodation for Ukrainian Refugees. That agreement is now at an end and the property is being offered for sale with vacant possession.

In its existing form, the property offers potential for a range of hospitality and residential uses, availing of the extensive bedroom, catering and meeting/conference facilities. Whilst already extending to a total 5,534.6 sq m (59,574 sq ft) GIA, there is potential to add further to the accommodation, subject to planning permission.

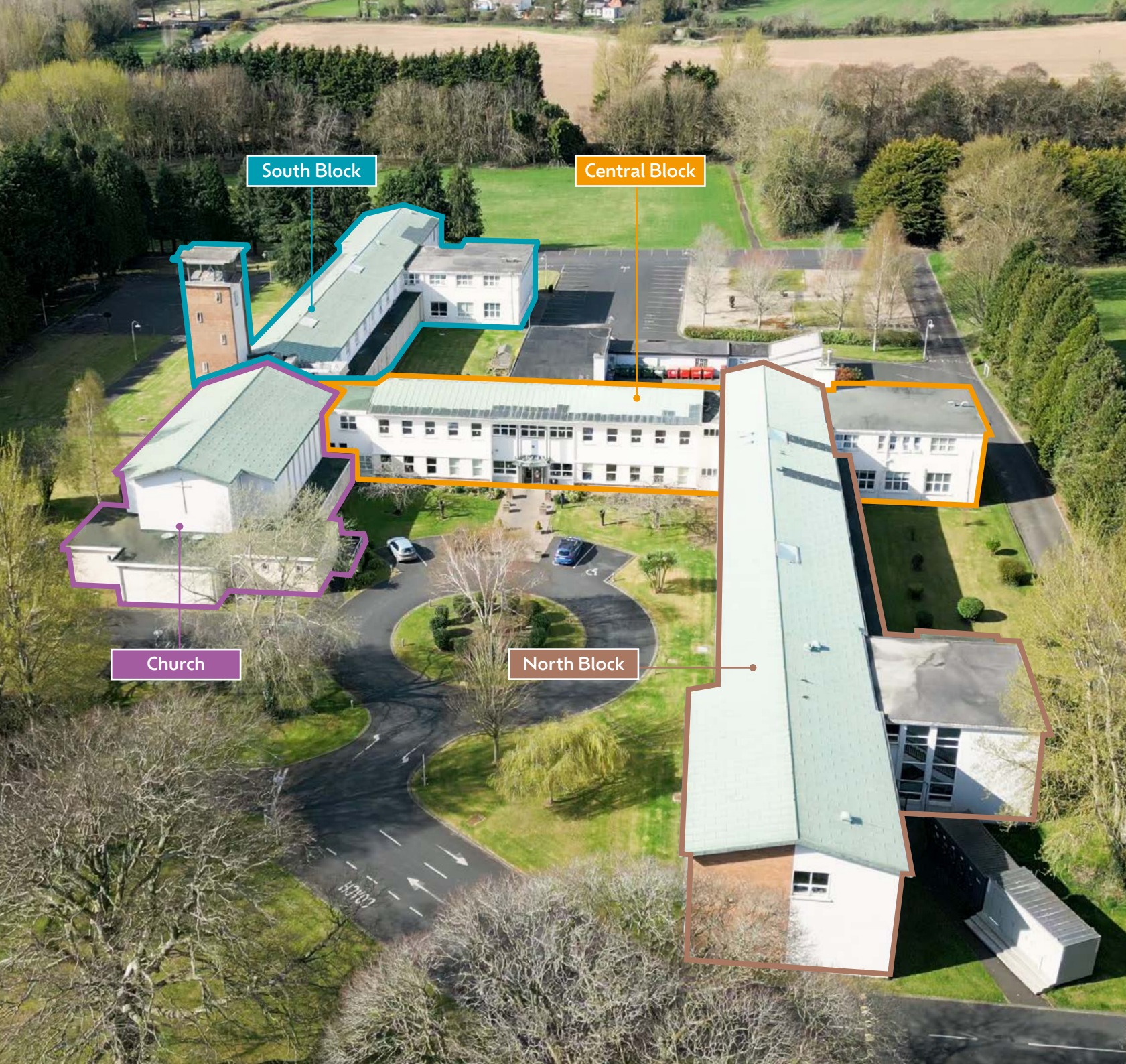
The developed area of the site (Plot A on the aerial page 10) extends to approximately 7.0 acres, out of the total 16.50 acres. As such there is an undeveloped area of close to 9.5 acres. The entire is zoned MRE - Metro and Rail Economic Corridor.

Development Potential

Given the location of the property adjacent to the proposed MetroLink Terminal and Park and Ride, the property is set to benefit significantly over time from this material infrastructure. A planning report has been commissioned on the property, which is available upon request. The report states that “The Emmaus Retreat Centre is a long-established use and the existing buildings on the site could accommodate a range of potential uses such as hotel, residential care home / retirement home, hospital / medical or tourism / leisure type uses”.

The planning report further includes commentary that “*The location of the subject lands immediately adjacent to the MetroLink Estuary Stop Plaza make them suitable for the highest density within the Lissenhall area. The Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities 2024 will guide the density and form of development within the Lissenhall area and it is considered that the guidelines would support density of up to 150 dwellings per hectare (dph) as part of a new “Urban Neighbourhood” on the subject lands. In the context of the entire landholding, such a density range could yield in the region of 1,000 residential units or, in the event that the existing buildings on Plot A were to be retained for another use, the residual Plot B site of c.4ha could accommodate c.600 residential units. These are approximations of yield only.*”

Note: Any development potential is subject to planning permission. Interested Parties should satisfy themselves on all matters relevant to the potential of the property, including planning and services.



|||| The Buildings

The former Emmaus Retreat Centre comprises a large building originally constructed in the 1960's. The total gross internal floor area of the building is in the order of 5,535 sq m (59,574 sq ft) over two main levels.

The site occupies extensive grounds which extend to approximately 6.69 hectares (16.50 acres). The net area, to inside the public road, is approximately 6.57 hectares (16.2 acres).

The existing buildings are primarily two-storey, comprising four interlinking blocks (including a deconsecrated Church) laid out in a staggered 'H' arrangement. The buildings occupy the south-eastern portion of the overall site with the remaining lands to the north and west undeveloped.

The extensive accommodation includes; 72 en-suite bedrooms, several large meeting rooms, catering facilities and a deconsecrated Church.

The building is well presented throughout. A large element of the building has a copper roof. A passenger lift in the reception connects the ground and first floors. There are also three stairwells.

Two vehicular entrances are provided off Ennis Lane. Parking is provided in two main car parks.

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Accommodation Schedule

The approximate gross internal floor areas are as follows, as per a commissioned measurement survey:

	Sq.M	Sq.Ft
Ground Floor Reception, catering kitchen, two dining rooms, large meeting rooms, community rooms, offices & ancillary rooms, Church (deconsecrated) with balcony	3,343.0	35,984
First Floor 72 bedrooms (all en-suite)	2,044.1	22,002
Lower Ground Floor Large meeting room with serving kitchenette	147.5	1,588
Total (GIA)	5,534.6	59,574

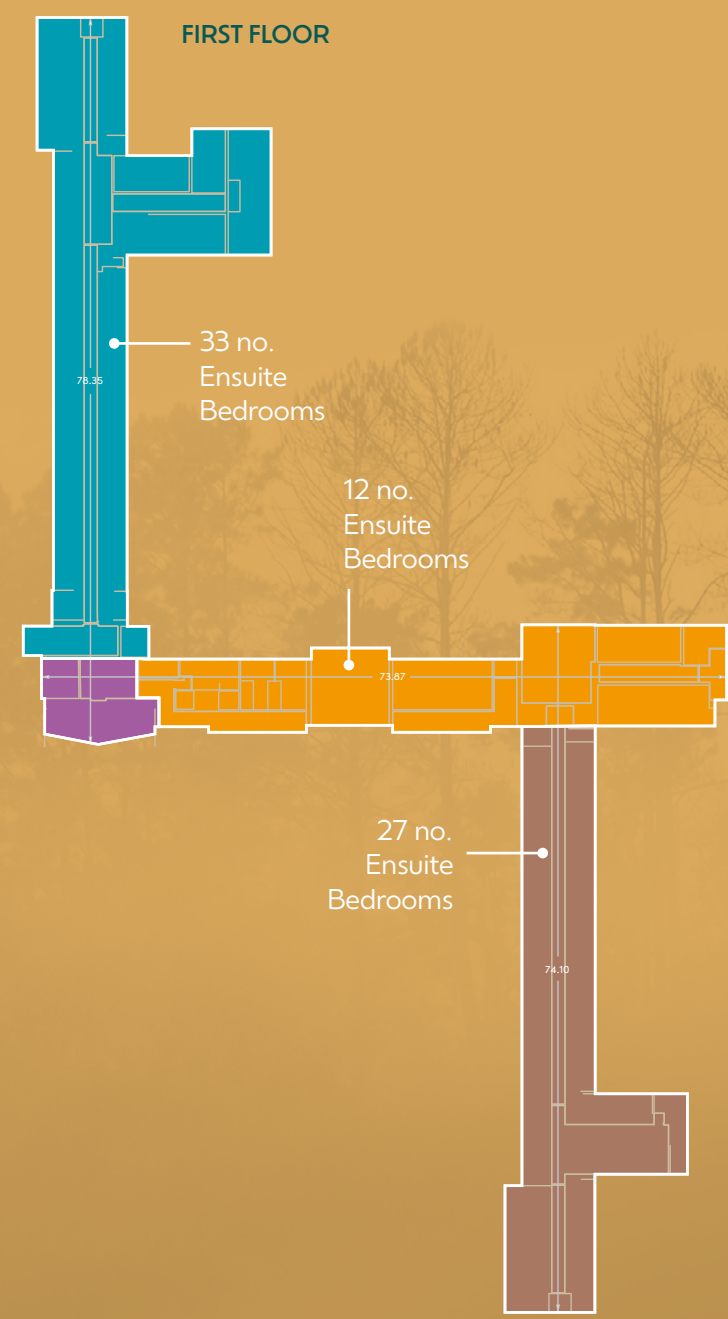
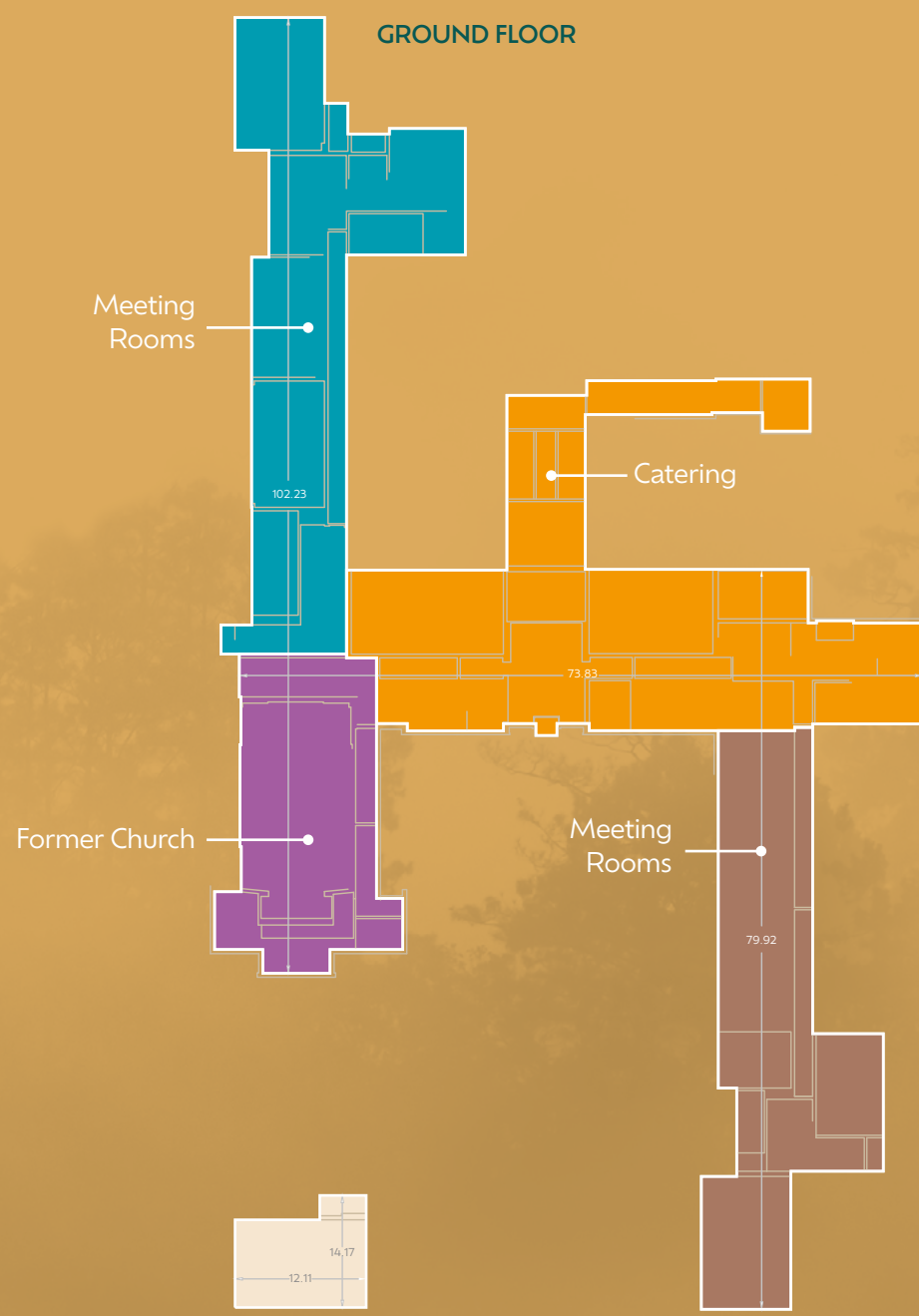
Bedrooms

Capacity (in current configuration): 99
Note – this excludes capacity of all other rooms.

Room Type	Quantity
Single rooms	47
Twin room	21
Triple	1
Double & Single	1
Double	2
Total no. Bedrooms	72



||||| Floor Plans



The Lands

Plot B
Undeveloped
Approx. 9.5 Acres

Plot A
Developed
Approx. 7.0 Acres

**Proposed Estuary
MetroLink Station
and Park & Ride**

M1

To Swords /
Dublin Airport

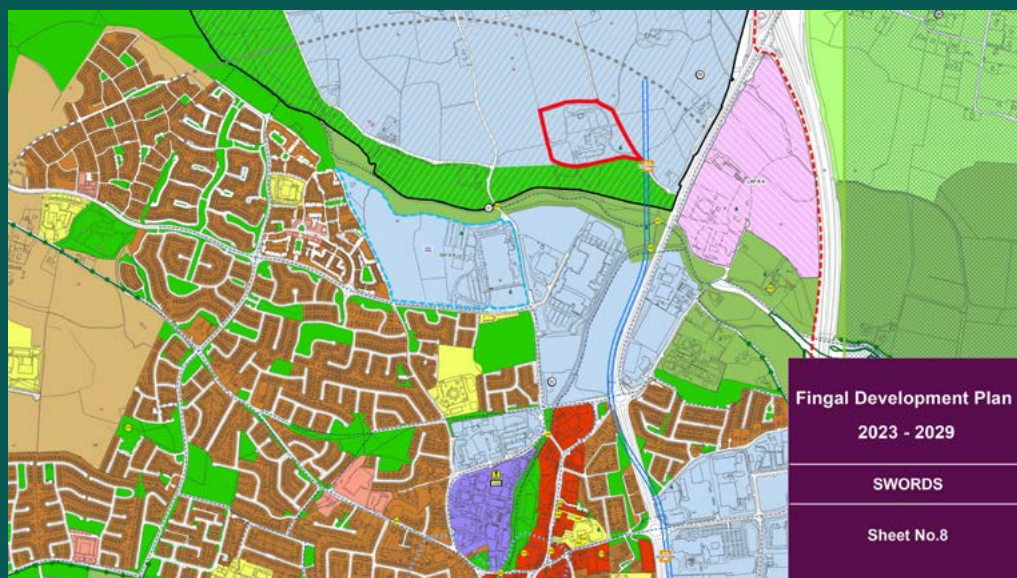
Town Planning

The entire property is situated within an area zoned MRE

‘MRE - Metro and Rail Economic Corridor’ as set out in the Fingal Development Plan 2023-2029. The aim of this land use zoning objective is to ‘Facilitate opportunities for high-density mixed-use employment generating activity and commercial development and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor’.

Use classes which are permitted in principle under this zoning objective include the following:

Childcare Facilities	Conference Centre	Guest House	Health Centre
Hospital	Hostel	Hotel	Office > 1,000 sq m
Research & Development	Residential	Residential Care Home/Retirement Home	Residential
Residential Institution	Restaurant/Cafe	Retail - Local < 150 sqm nfa	Retail - Convenience < 500 sqm nfa
Retail - Comparison < 500 sqm nfa	Retail - Supermarket < 2,500 sqm nfa	Sustainable Energy Installation	Training Centre



Zoning Objectives	
CI - Community Infrastructure	Provide for and protect civic, religious, community, education, health care and social infrastructure
GB - Greenbelt	Protect and provide for a Greenbelt
GE - General Employment	Provide opportunities for general enterprise and employment
HA - High Amenity	Protect and enhance high amenity areas
HT - High Technology	Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment
LC - Local Centre	Protect, provide for and/or improve local centre facilities
MC - Major Town Centre	Protect, provide for and/or improve major town centre facilities
MRE - Metro and Rail Economic Corridor	Facilitate opportunities for high density mixed use employment and commercial development and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor.
OS - Open Space	Preserve and provide for open space and recreational amenities
RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
RC - Rural Cluster	Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster
RS - Residential	Provide for residential development and protect and improve residential amenity
RU - Rural	Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage
RW - Retail Warehousing	Provide for retail warehousing development

Note: A commissioned planning report on the property is available in the data room

Services

Waste Water / Foul Drainage

The existing property relies upon a private treatment facility for the provision of wastewater services. Swords Waste Water Treatment Plant (SWWTP) is located south of the Broadmeadow River approximately 1 kms south-west of the property.

Water supply

In terms of potable water, supply to the property falls within the Ballycoolin reservoir supply area. There is an existing 30" concrete watermain extended with an 80mm ductile iron watermain pipe located along the west side of the R132 at the eastern end of Ennis Lane, which feeds into the subject property.

Electricity

Mains electricity is connected to the property.

Heating

Heating is via a gas fired system which serves wall hung radiators throughout the building. The cookers in the large catering kitchen are run on gas.

Current Use

The property has been leased to the Minister for Children, Equality, Disability, Integration and Youth since April 2022.

As part of the licensee's exit from the property, a schedule of dilapidations is being agreed between the parties.

The property is being offered for sale with vacant possession.

The Sales Process

The property is being offered for sale by Private Treaty.

Further information is available in a dedicated data-room. Interested parties may be given access to the data-room upon signing a Non-Disclosure Agreement – www.emmausswords.com

The Data-room includes a Planning Report, Building Survey and Measurement Survey.

Rateable Valuation

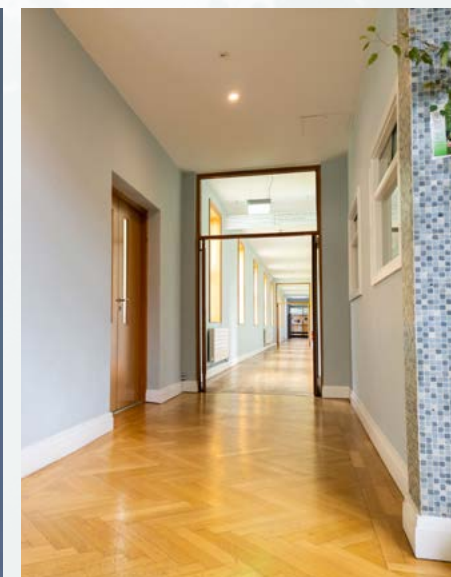
The property has a rateable valuation of €208,000.

The 2025 Multiplier for Fingal County Council is 0.1796 (2025), implying an annual rates bill of €37,356.80.

Tenure

Freehold title under Folio DN5797.

The property is being offered for sale with vacant possession.



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Ber Details



BER Nos. Available upon request.

Viewings

Strictly by appointment.

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