

FOR SALE BY PRIVATE TREATY

MAGHERAMORE COMPLEX

MAGHERAMORE, CO. WICKLOW, A67 HY02



EXTENSIVE ACCOMMODATION AND FORMER NURSING HOME COMPLEX

Comprising several buildings extending to approximately 7,318 sq m (78,766 sq. ft.) on mature grounds of 20.11 hectares (49.7 acres)





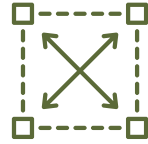
EXTENSIVE FORMER MONASTERY, NURSING
HOME, RETREAT CENTRE & OTHER BUILDINGS

LOCATED WITHIN A TRULY TRANQUIL SETTING, SITUATED OFF
THE R750 COASTAL ROUTE, 7 KMS SOUTH OF WICKLOW TOWN

THE OPPORTUNITY



Extensive, well-presented buildings, collectively comprising approx. 78,766 sq ft.



Located on a large holding of approx. 49.7 acres, much of which is undeveloped



Located along the R750 coastal road, between Wicklow Town and Brittas. Opposite the entrance to Magheramore Beach.



Magheramore House and extension accommodates 66 bedrooms (19 main house + 47 in extension (5 en-suite)). Interconnects with a 24 en-suite bedroom modern nursing home



Potential to repurpose for a variety of uses such as part residential, care, hotel, hospitality, wedding venue and other uses (all spp)



MAGHERAMORE COMPLEX



For illustrative purposes only



LOCATION

Located off the west side of the R750 coastal road, approximately 7.0 kms (4.4 miles) south of Wicklow Town and 6.0 kms (3.8 miles) north of Brittas. The property is located adjacent to Wicklow Hospice.

Access from the R750 via Wicklow Town, or alternatively via the R751 by exiting Junction 18 of the M11 (10 mins.)

Located in the scenic coastal area of Magheramore with views over the Wicklow coastline, minutes from the several popular tourist resorts including Jack's Hole Beach Resort and Potters Point, and less than 2 kms from Blainroe Golf Links.



THE BUILDING AND LANDS



Magheramore has been home to the Columban Sisters in Ireland since 1956.



Main access from the Kilpoole Road (L1102). Land frontage and secondary access from the R750 coastal road.



The property occupies a total site area of approximately 20.11 hectares (49.7 acres)



The buildings extend to a total of approximately 7,318 sq m (78,766 sq. ft), set in two main clusters.



The property comprises the following:

Section A

Original period building with a large 2&3-storey rear extension (c.66 bedrooms), and a Church
Nursing Home, single-storey (24 en-suite bedrooms & 2 shared w.c. bedrooms)

Section B

Bobbio Retreat House (12 en-suite bedrooms)
Offices (refurbished, over two floors) Studio (1 bedroom self contained studio)
The Cottage (5 bed-detached dwelling)
Outbuildings / former stables
1 bed gate lodge

Section C

Farmland

THE MAIN HOUSE

The original Magheramore period house, formerly known as Seapark House, was originally built in c.1870. It was designed by William George Murray, who was a prominent architect of his time. Other work included the Royal Insurance building on Dame Street, Crom Castle in Co. Fermanagh and the Royal College of Physicians on Kildare Street.

The original Magheramore House is a part two, part three-storey over basement period building designed in an Italianate House style. It extends to a total area in the order of 1,483.1 sq m (15,963 sq ft). It accommodates a reception area and drawing rooms, together with 19 bedrooms on the upper floors. The House retains many of its original features including ornate cornicing, high ceilings and sash windows (recently upgraded).



1,483.1 sq m
(15,963 sq ft)

Extension block including Church

A large extension was added in the 1960s comprising part two storey and part three-storey, as well as a high ceiling single storey Church. This area accommodates the main dining room (c. 80 seats). The dining room has a herringbone floor. This extension extends to approximately 2,408.5 sq m (25,925 sq ft).

The rear extension accommodates the main bedroom accommodation, together with the main kitchen, dining room, laundry room etc.

In total there are 66 bedrooms between the period building (19 bedrooms) and the rear extension (47 bedrooms).

Notably, 5 of the bedrooms in the Bethlehem wing of the rear block were upgraded to include walk in en-suite facilities.



66 bedrooms

THE CHURCH

The Church (incl. hallway), which extends to 515 sq. m (5,542 sq ft) opens onto the Courtyard.



515 sq. m
(5,542 sq ft)







FORMER NURSING HOME

This is a single-storey purpose built, modern nursing home developed in c.2013. It extends to a gross internal area in the order of 1,406.3 sq m (15,137 sq ft). This property was fully operational until mid-2025.



It has 24 en-suite bedrooms, and 2 shared w.c. bedrooms, together with a catering kitchen, dining room, resident's lounge, nurse's quarter and ancillary accommodation. The Nursing Home interconnects into the main house extension.



1,406.3 sq m
(15,137 sq ft)

BOBBIO RETREAT CENTRE

This is a single and two-storey 'L' shaped building constructed around a walled courtyard in an enclosed gated environment. The stone-faced building is well presented throughout. It extends to an advised gross internal area in the order of 476.6 sq m (5,130 sq ft).

This property has 12 en-suite bedrooms, the majority of which are on the first floor. The ground floor also has a large community room, dining area and kitchen.


476.6 sq m
(5,130 sq ft)



OFFICES AND STUDIO

Former lofted farm buildings which have been refurbished to provide offices over two floors. The first floor includes a large meeting room. The building extends to a total gross internal area in the order of 262.6 sq. m (2,826 sq ft). The building also includes a self contained 1 bedroom studio.


262.6 sq. m
(2,826 sq ft)

COTTAGE

Two-storey residential cottage located in the northern cluster. The house is well presented. It extends to a total gross internal area in the order of 177.6 sq m (1,911 sq ft).

The ground floor accommodates a kitchen, living room and prayer room. The first floor accommodates 5 bedrooms, one of which is en-suite, plus a shower room.



177.6 sq m
(1,911 sq ft).



GATE LODGE

The gate lodge is located on the left-hand side of the main entrance, just off the L1102.

The single storey, one bedroom cottage extends to a total area in the order of 60.4 sq m (650 sq ft).



60.4 sq m
(650 sq ft).





THE LANDS

The total land area extends to approximately 20.11 hectares (49.7 acres), inclusive of building footprints.

The eastern area, which is outside the curtilage of the buildings, is in agricultural use, used for grazing.



This area extends to approximately 10.1 hectares (25 acres) out of the total area.



The lands have frontage of approximately 190 metres onto the R750, to include an agricultural access.

ACCOMMODATION

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

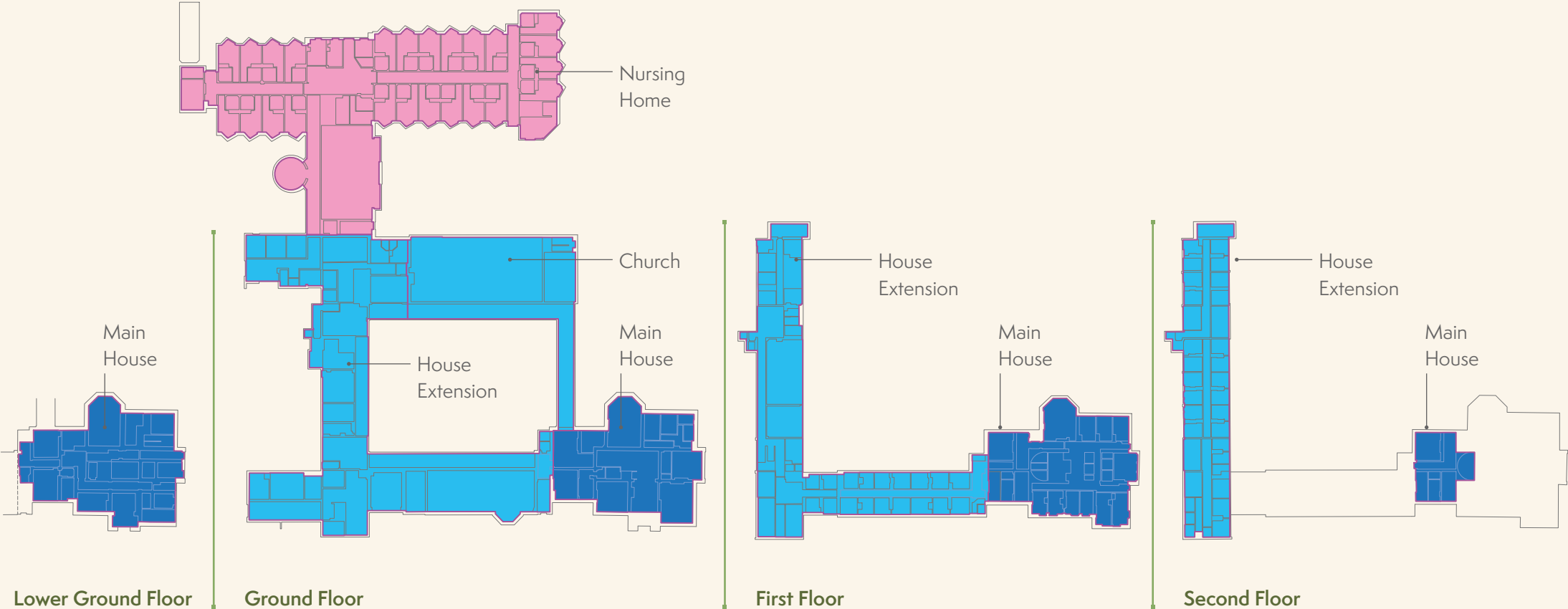
PROTECTED STRUCTURE	Sq ft	Sq m
Lower Ground Floor	483.6	5,205
Ground	444.7	4,787
First	444.4	4,783
Second	110.4	1,188
Protected Structure Total	1,483.1	15,963
L-SHAPED EXTENSION & CHURCH		
Ground	1,712.2	18,430
First	734.3	7,904
Second	476.9	5,133
L-shaped extension & Church Total	2,923.4	31,467
NURSING HOME	1,406.3	15,137
GATE LODGE	60.4	650
BOBBIO CENTRE		
Ground	307.7	3,312
First	168.9	1,818
Bobbio Centre Total	476.6	5,130
OFFICES AND STUDIO		
Ground	131.3	1,413
First	131.3	1,413
Office Building Total	262.6	2,826
COTTAGE		
Ground	88.2	949
First	89.4	962
Cottage Total	177.6	1,911
OUTBUILDINGS	527.8	5,682
TOTAL	7,317.8	78,766

BEDROOMS & FACILITIES

BUILDING	Bedroom Quantity	Bathroom Facilities
Magheramore House	19	Shared
Main house extension	47	Shared / 5 are en-suite
Nursing Home	26	24 en-suite, 2 shared w.c.
Bobbio Centre	12	All 12 en-suite
Studio	1	En-suite
Cottage	5	Shared
Gate Lodge	1	One
Total	111	



FLOOR PLANS – MAIN HOUSE, EXTENSION, CHURCH AND NURSING HOME



FLOOR PLANS – BOBBIO CENTRE, OFFICES, COTTAGE AND GATE LODGE



TOWN PLANNING

The property is subject to the Wicklow County Development Plan 2022-2028, within which it is unzoned. A comprehensive planning report is available within the data-room.

Interested parties should satisfy themselves with all matters relating to Planning.

PROTECTED STATUS

The original Magheramore House is registered within the Wicklow Country Development Plan 2022-2028 Record of Protected Structures. Register reference 31-09

“Large, Italianate house of circa 1870 with a six-bay, two-storey façade, doric porch tucked in beside an advanced bay. Garden front with a half-octagon bow, three-storey servants wing and later range of two storeys. The walls are cement rendered with granite porch and cornice.”

SERVICES

WASTE WATER / FOUL DRAINAGE

Drainage is facilitated by a private on-site treatment facility.

WATER SUPPLY

Potable water supply.

ELECTRICITY

Mains electricity.

HEATING

Heating is generally served by oil-fired systems to each building (except for the nursing home).

The cookers in the large catering kitchen are run by gas and oil.

The nursing home has underfloor heating served by an electric geothermal system. The nursing home also has roof solar panels to provide electric power.

Interested parties should satisfy themselves with all matters relating to Services

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.magheramorecomplex.com. The Data-room includes a Planning Report and a Measurement Survey.

TENURE

Freehold title.

The property is being offered for sale with the benefit of full vacant possession.

BER DETAILS

Bobbio Centre	BER C
Cottage	BER D
Gate Lodge	BER G
Nursing Home	BER B
Office	BER D
Protected Structure (Magheramore House)	Exempt

BER Nos. are available within data room.

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MAGHERAMORE, CO. WICKLOW, A67 HY02

VIEWINGS

Strictly by appointment.

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