



MERCY CONVENT

TRIM, CO MEATH

BER EXEMPT

savills





MERCY CONVENT

EMMET STREET, TRIM, CO MEATH, C15 WD62

Trim Town Centre 200m, Trim Castle 500m, Navan 14km, M3 (Junction 6) 17.5km, Dunshaughlin 19km,
M50 37km, Dublin Airport 49km
(All distances are approximate)

HISTORIC CONVENT IN A TOWN CENTRE LOCATION



Mercy Convent

18 Bedrooms • 4 Reception Rooms • 2 Formal Dining Rooms • Kitchen • Utility Areas
Bathrooms • Numerous Multi-Function Rooms
Church Building with Sacristy and Gallery

Outbuildings

Double Garage • Storage Shed

Grounds

Mature Grounds • Fine Specimen Trees • Parking • Lawn • Walled Perimeter

Savills Country

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savills.ie

About 0.47 Hectare / 1.16 Acres in total

For sale by Private Treaty as a whole



LOCATION

Mercy Convent is located on Emmet Street in the bustling historic town of Trim in Co Meath. The property is in a central location with approx. 60 metres of frontage onto one of the busiest streets in the town.

The nearby town of Navan, the administrative town for the county, provides a further range of amenities and shopping while Trim is less than 40km from Dublin City.

DESCRIPTION

Built in about 1867, the convent is a seven-bay, two-storey, gothic revival house designed by the architect, William Caldbeck. The property has had many uses in its lifetime most notably a home for the local community of nuns and a boarding school for girls up until 1968.

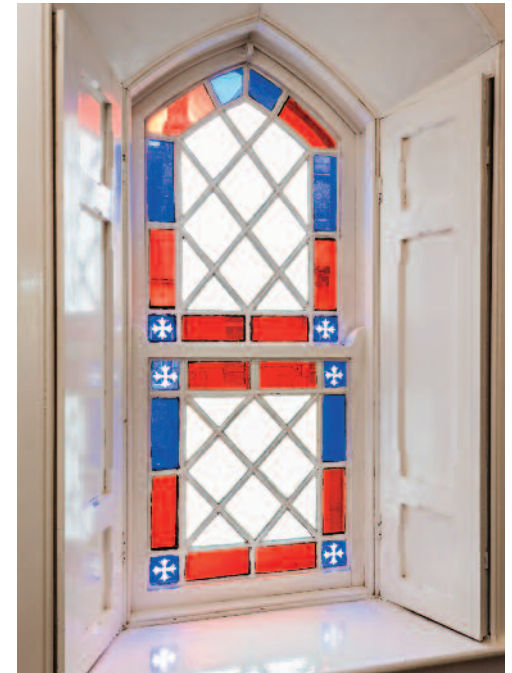
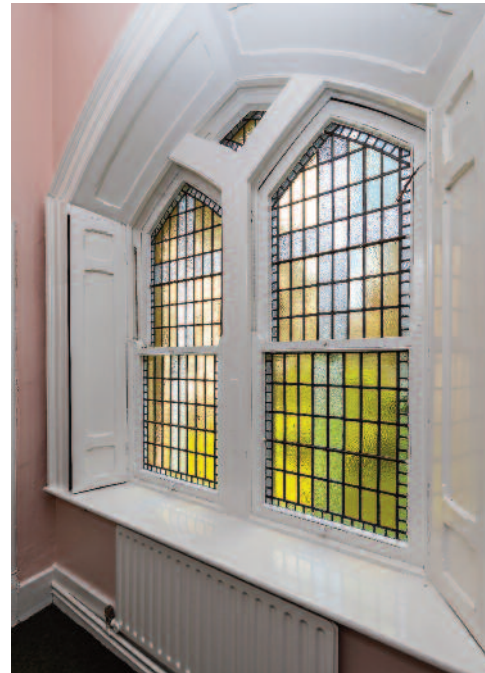
The Mercy Convent is entranced through electric gates off Emmet Street providing both vehicular and pedestrian access to the property. The property is bordered by educational buildings to the south, Emmet Street to the west, parish buildings to the east and offices to the north. There is a pedestrian access leading to the parish buildings, but this access will cease to exist once the property is sold.

Built over 3 floors, the property is in excellent condition throughout and has been well cared for by the current owners. Most of the accommodation is multi-functional and the bedroom and utility area layout can be redesigned with ease. Subject to the necessary planning permission and in line with the protected status of the property, the building would suit a range of different uses including hospitality, and residential.

The adjoining church building accommodates a large seating area as well as a sacristy and gallery area.

Many of the period features remain intact. Notable internal features include some sash windows, period coving and centre pieces, fireplaces, church organ and altar and many more.

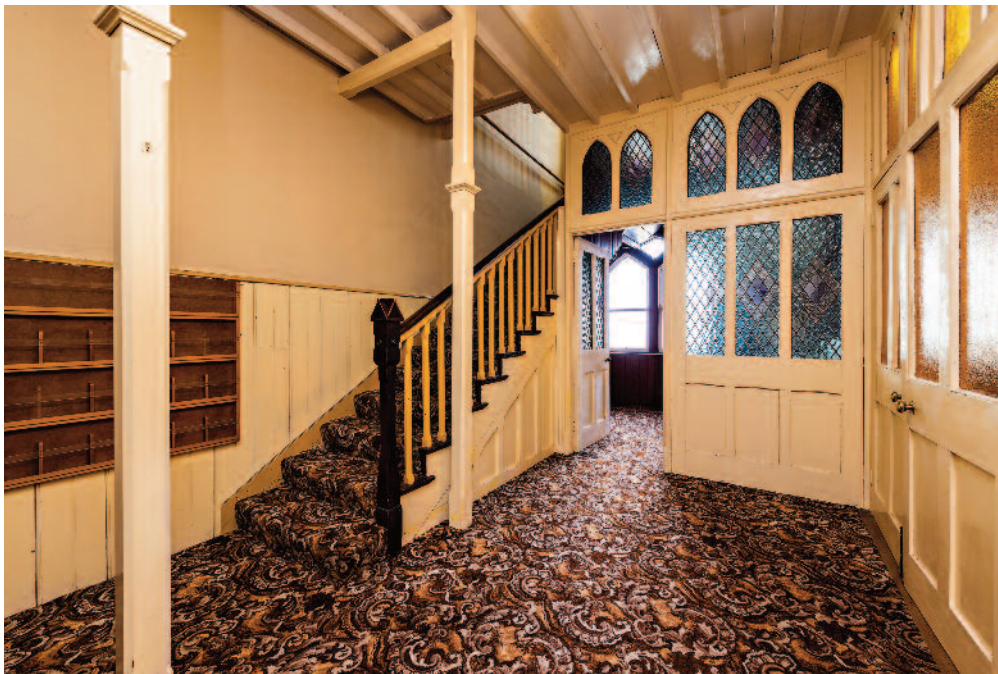
Please refer to the floorplans for a full list and layout of the accommodation.

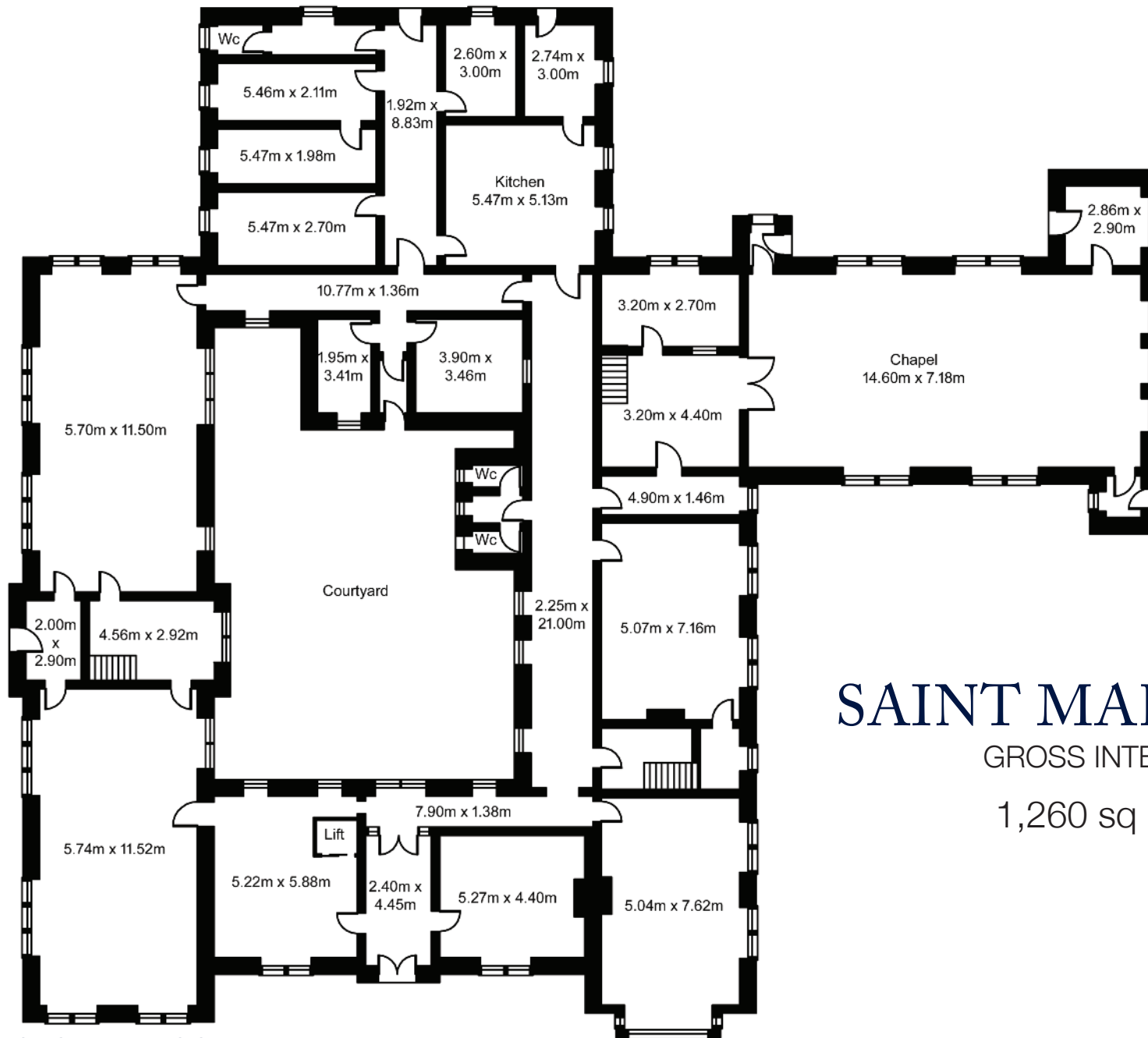










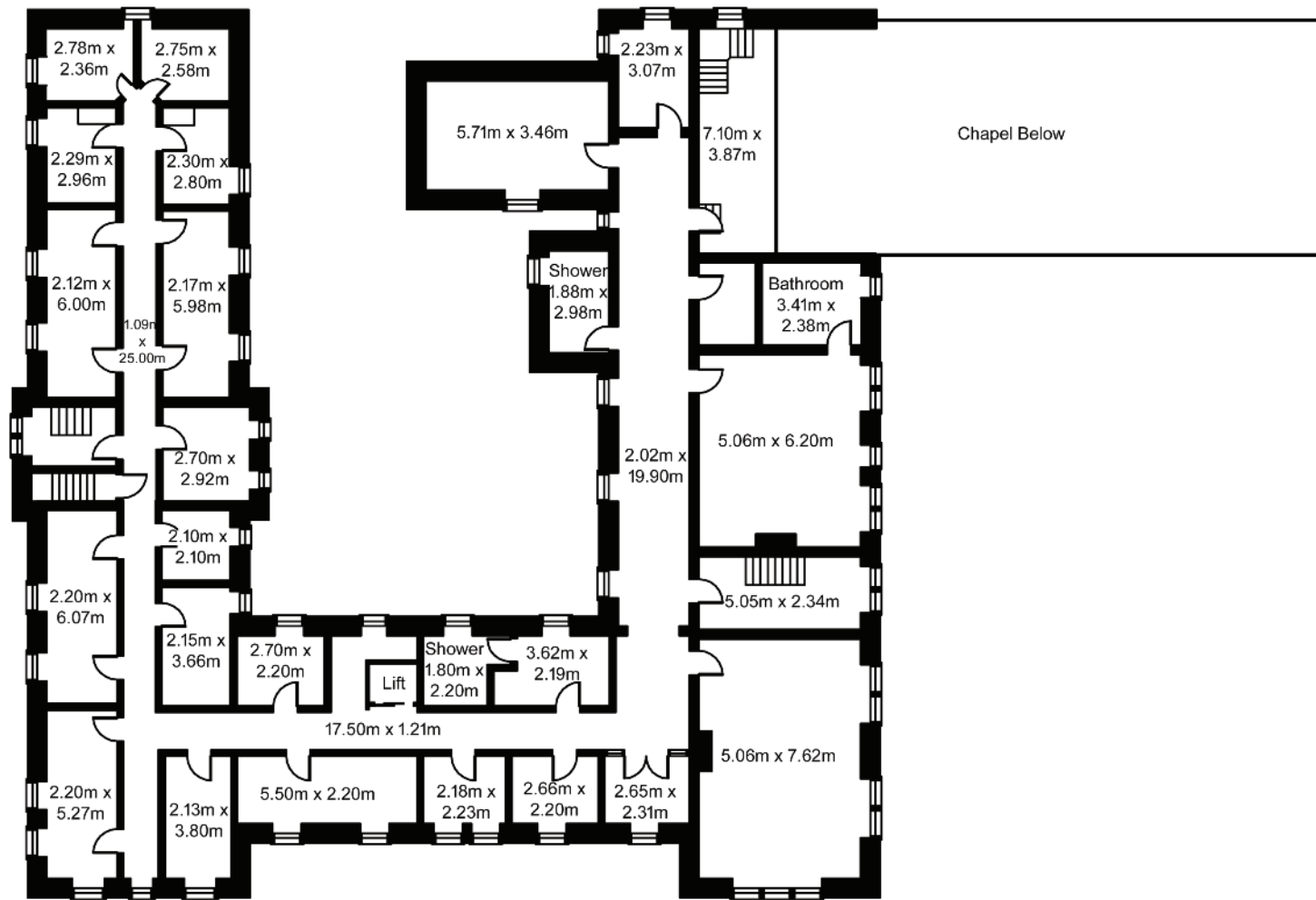


SAINT MARY'S CONVENT

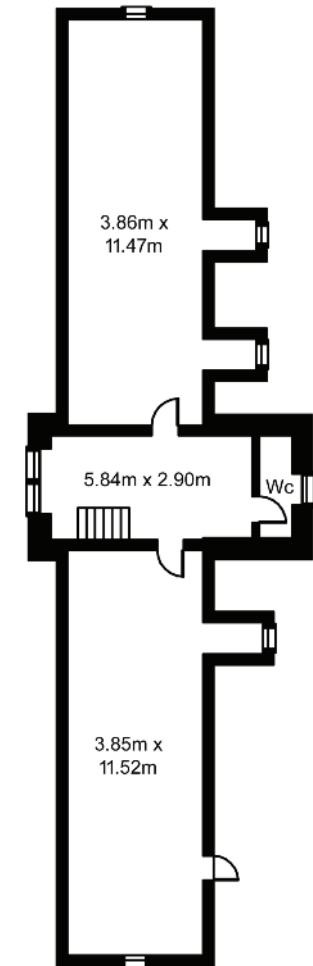
GROSS INTERNAL AREA (APROX)

1,260 sq m / 13,562 sq ft

GROUND FLOOR



FIRST FLOOR



ATTIC



OUTBUILDINGS

There is a double garage with roller shutter doors and block built shed on site.

GROUND

The grounds are exceptionally neat and well cared for. There are many fine specimen trees to the front of the site as well as a lawned area and driveway. To the rear of the site there is a large, tarmacked space suitable for parking for up to 40 cars and a wheelchairs access to the property.

The grounds extend to about 0.4 hectare / 1.1 acres.

ZONING

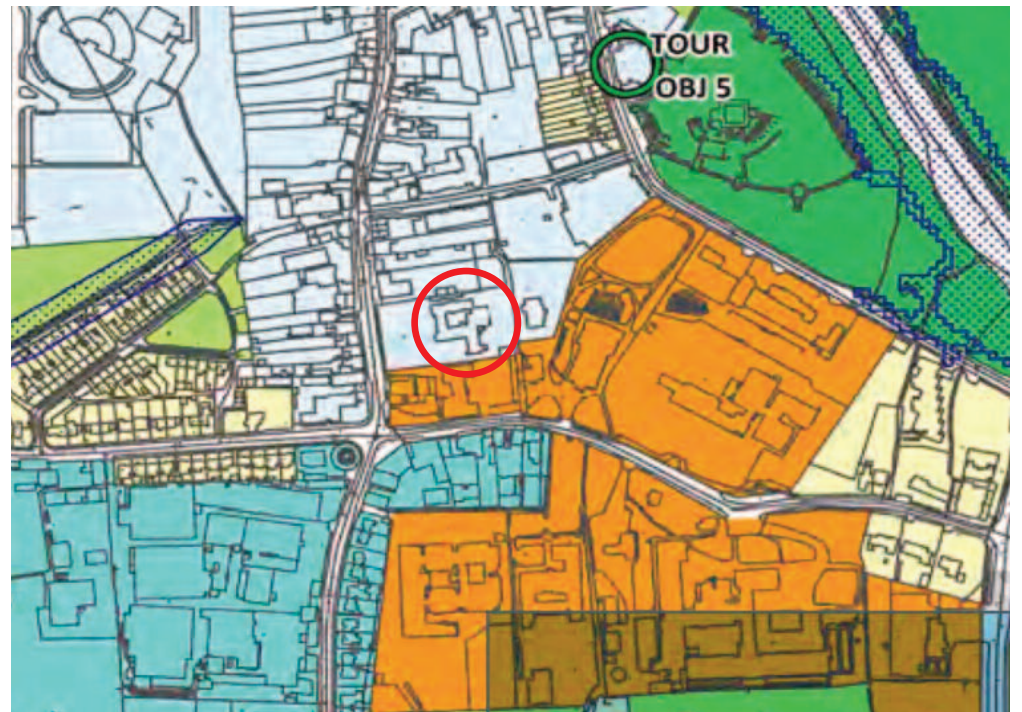
The site is zoned 'Commercial Town Centre' in the Trim Development Plan 2016 – 2020. The current zoning is "to protect, provide for and / or improve town and village centre facilities and uses".

Permitted Uses:

B & B / Guest House, Bank / Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/Event Centre, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Cultural Facility, Dance Hall / Night Club, Education (Primary or Second Level), Education (Third Level), Funeral Home, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Research and Development, Offices 1,000sq. m., Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Water Services / Public Services.

Open for Consideration Uses:

Agri – Business, Amusement Arcade, Car Park (incl. Park and Ride), Drive Through Restaurant, Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Petrol Station, Plant & Tool Hire, Retail Warehouse, Retirement Home / Residential Institution / Retirement Village, Science & Technology Based Enterprise.



GENERAL REMARKS

Viewings

Strictly by private appointment by the sole selling agents:

Savills Country
33 Molesworth Street
Dublin 2
Tel: +353 (0)1 663 4350
PSRA License: 002223

Directions

The Eircode for Mercy Convent is C15 WD62.

BER

Exempt.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services

Mains water, mains sewerage, main electricity, oil fired central heating, two person lift.

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Historic Building Listing

Mercy Convent also known as Saint Mary's Convent of Mercy, is listed on the National Inventory of Architectural Heritage as a protected structure (Reference number: 14328030).

Listing	In Use As	Reference
Convent of Mercy c. 1860 - 1870	Convent/Nunnery	14328030

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.
Email address: country@savills.ie.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Solicitor

Donogh McGowan: Gerrard L McGowan LLP Solicitors, 7 St George's Square, Balbriggan, Co. Dublin K32 XN61

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

STIPULATIONS

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others. There is a pedestrian access leading to the parish buildings, but this access will cease to exist once the property is sold.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared May 2021

