



FOR SALE BY PRIVATE TREATY

FORMER

# ESKER MONASTERY AND LANDS

ATHENRY | CO. GALWAY | H65 XA36

On a total of approximately 173.5 acres

FORMER  
ESKER  
MONASTERY  
AND LANDS

Extensive and historical monastery complex on a total of approximately 70.2 hectares (173.5 acres)





FORMER  
**ESKER  
MONASTERY  
AND LANDS**

## THE OPPORTUNITY



Extensive building complex and land holding in a strategic location off the N6, 29 kms east of Galway City



Historic complex of buildings which comprise a former Monastery, Retreat Centre, 'Youth Village' and former Church



Complex most recently utilised as State supported residential accommodation



Total site area of approximately 70.2 hectares (173.5 acres)



Esker Complex has a variety of potential uses including leisure, residential and education, subject to planning permission



Extensive agricultural holding which is available in separate lots

## LOCATION

Esker is located 7 kms east of Athenry, adjacent to the M6 motorway, access to which is via junction 16 at The Galway Plaza. The surrounding area to Esker comprises agricultural hinterland and one-off housing, as well as some small stand-alone industry.

Esker is a rural hinterland which includes a National School. The village of Kiltullagh is approximately 4 kms to the east.

Galway City is located 29 kms to the west, with a typical drive-time via the M6 of around 35 minutes.

Athenry	7 kms (to west)
Galway	29 kms (to west)
Knock Airport	75 kms (to north)
Limerick	100 kms (to south)
Dublin	182 kms (to east)



## ESKER - HISTORY AND LEGACY

Esker has been a monastic settlement since the late 17th Century when Dominican Friars settled there following their 'eviction' from Athenry. The Friars ran a hedge school at Bruska (500m from the present Redemptorist lands at Esker) up until the early 1690's.

In the early 1700's the Dominicans rented a solitary spot in Esker where they built a small cabin in a place now known as 'The (Hazel)nut Field'. In 1715, an accidental fire destroyed their dwelling, resulting in them moving to 'Esker na pay' (of the cows), the site of the current former Redemptorist Monastery, where they built a house.

The Rev. Dr. Peter Smyth OP became sub-Prior in Esker from 1824 and, two years later, opened a 'free school' which, at its peak, was attended by 600 poor children. Rev. Smyth subsequently became Prior of Esker and was largely responsible for a new church and convent at Esker which began construction in circa. 1838.

The Dominican Convent (as it was called) was given to Clonfert Diocese in August 1893 following the departure of the last Dominican. The Diocese in turn sold Esker to the Redemptorists in 1901 who built a new Monastery on the site. In 1949, an extension was

built to what is now the Retreat House to facilitate the growing numbers entering the Congregation. The Esker novitiate was closed in 1970 and the building converted for use as a Retreat Centre which was in regular use until recently. In the early 1990's some unused farm buildings were converted into a 'Youth Village' which operated successfully until the Covid pandemic.



## DESCRIPTION

Esker comprises an impressive multi-phase former religious complex which is primarily focused around a former Monastery building, adjoining Retreat Centre (former Seminary) and deconsecrated Church. The main blocks within the complex are interconnected via single storey links. The existing buildings within the complex extend to a gross internal area of approximately 4,468 sq m (48,094 sq ft). The main buildings have a total of 82 bedrooms in their existing layout.

The main buildings are, for the most part, of stone wall construction with pitched slated roofs, a mix of timber sash and upvc windows and suspended timber floors.

The main buildings within the complex are included with the Record of Protected Structures prepared by Galway County Council.



### Monastery

The seven-bay Monastery building extends to three storeys over a garden level with a single storey plus dormer level annex, known as St. Gerard's Hall, situated along the north-east elevation. The Monastery has 35 bedrooms, primarily single occupancy. St. Gerard's Hall has an additional 10 bedrooms, again primarily single occupancy.

### Retreat House

This comprises a 15-bay, three storey including dormer level building which was completed c. 1949 and which was formerly used as a seminary. More recently the building was used as a retreat centre. It has 37 no. bedrooms over the three floors, meeting rooms, an oratory and communal bathrooms. These buildings, in their retreat format, mainly accommodated bedrooms with a double and single bed and a wash hand basin.

### Church

The deconsecrated Church of St. Peter and St. Paul, situated to the south of the Monastery building, comprises a gothic style single cell church with an attached crenelated tower. It was originally constructed c. 1844 and was subsequently renovated and re-roofed in the early 20th Century. This beautifully presented structure retains many of its original features including stained-glass windows and a balcony.

### Youth Village

This comprises several more basic buildings, two of which comprise two storey dormitory buildings. The Youth Village also has 'Rambling House' which accommodates a kitchen and seating area, as well as the Youth Village oratory.

## ACCOMMODATION

The approximate gross internal floor areas of the various buildings are indicated below. These measurements are provided solely for information purposes only, intending purchasers should satisfy themselves in this regard:

Former Monastery	G.I.A Sq.m	G.I.A Sq.ft
Ground floor	1,073	11,550
First floor	440	4,736
Second floor	440	4,736
<b>Sub-total</b>	<b>1,953</b>	<b>21,022</b>
No. of Bedrooms - 35		

St. Gerard's Hall	G.I.A Sq.m	G.I.A Sq.ft
Ground floor	98	1,055
First floor	98	1,055
<b>Sub-total</b>	<b>196</b>	<b>2,110</b>
No. of Bedrooms - 10		

## THE LANDS

In addition to the buildings and associated landscaped grounds the property includes an extensive land holding which enjoys substantial road frontage to the local public road. The holding comprises a mix of agricultural land, which is currently in pasture, interspersed with stands of amenity woodland.

Retreat Centre	G.I.A Sq.m	G.I.A Sq.ft
Ground floor	579	6,232
First floor	465	5,005
Second floor	465	5,005
<b>Sub-total</b>	<b>1,509</b>	<b>16,243</b>
No. of Bedrooms - 37		

Former Church	G.I.A Sq.m	G.I.A Sq.ft
Ground floor	220	2,368

Youth Village	G.I.A Sq.m	G.I.A Sq.ft
Entire	590	6,351

The entire landholding extends to approximately

**70.2** / **173.5**  
HECTARES / ACRES



FORMER  
**ESKER**  
MONASTERY  
AND LANDS

THE BUILDINGS

Youth Village

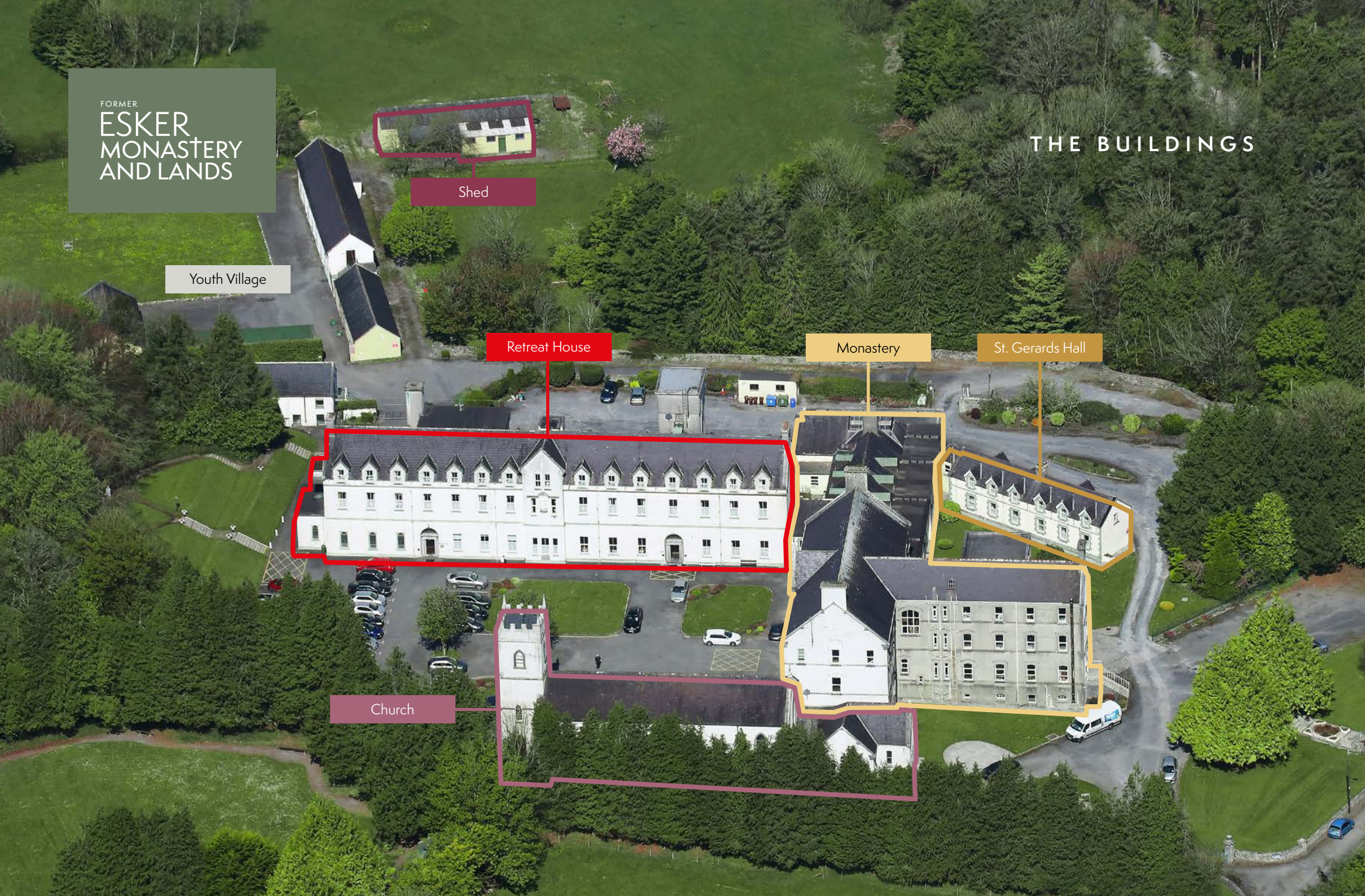
Shed

Retreat House

Monastery

St. Gerards Hall

Church





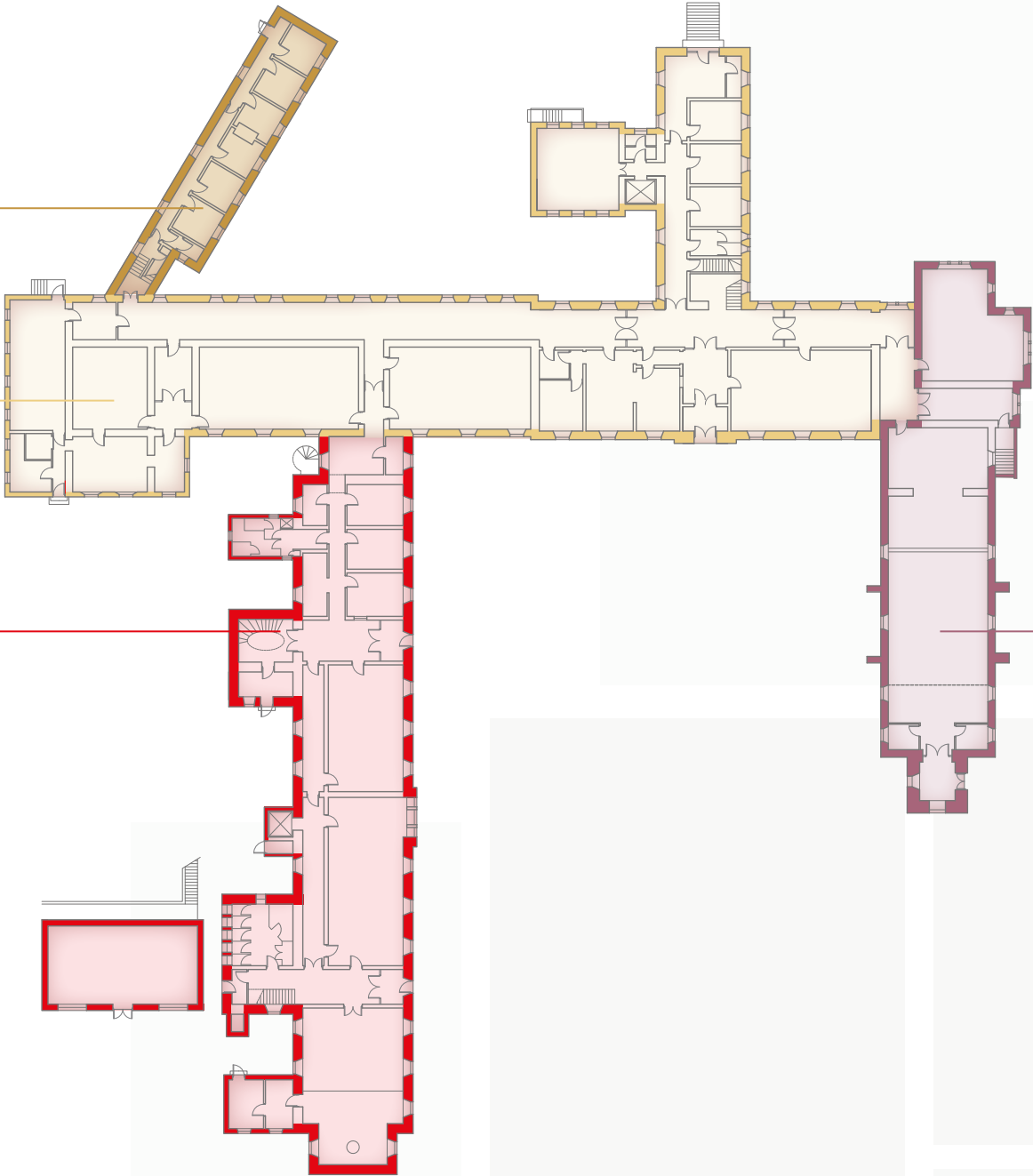
# GROUND FLOOR

St. Gerards Hall

Monastery

Retreat House

Church



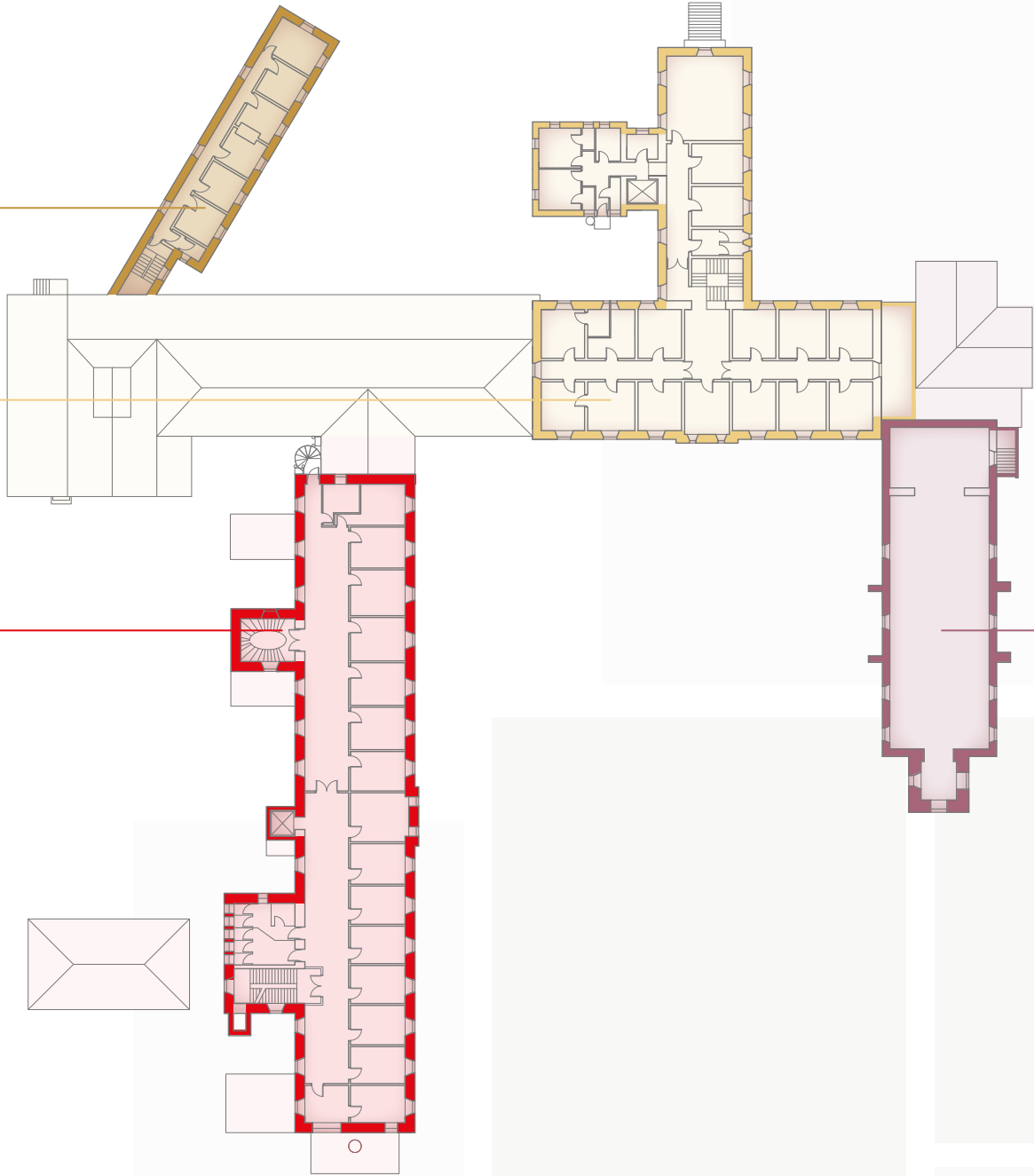
FIRST FLOOR

St. Gerards Hall

Monastery

Retreat House

Church



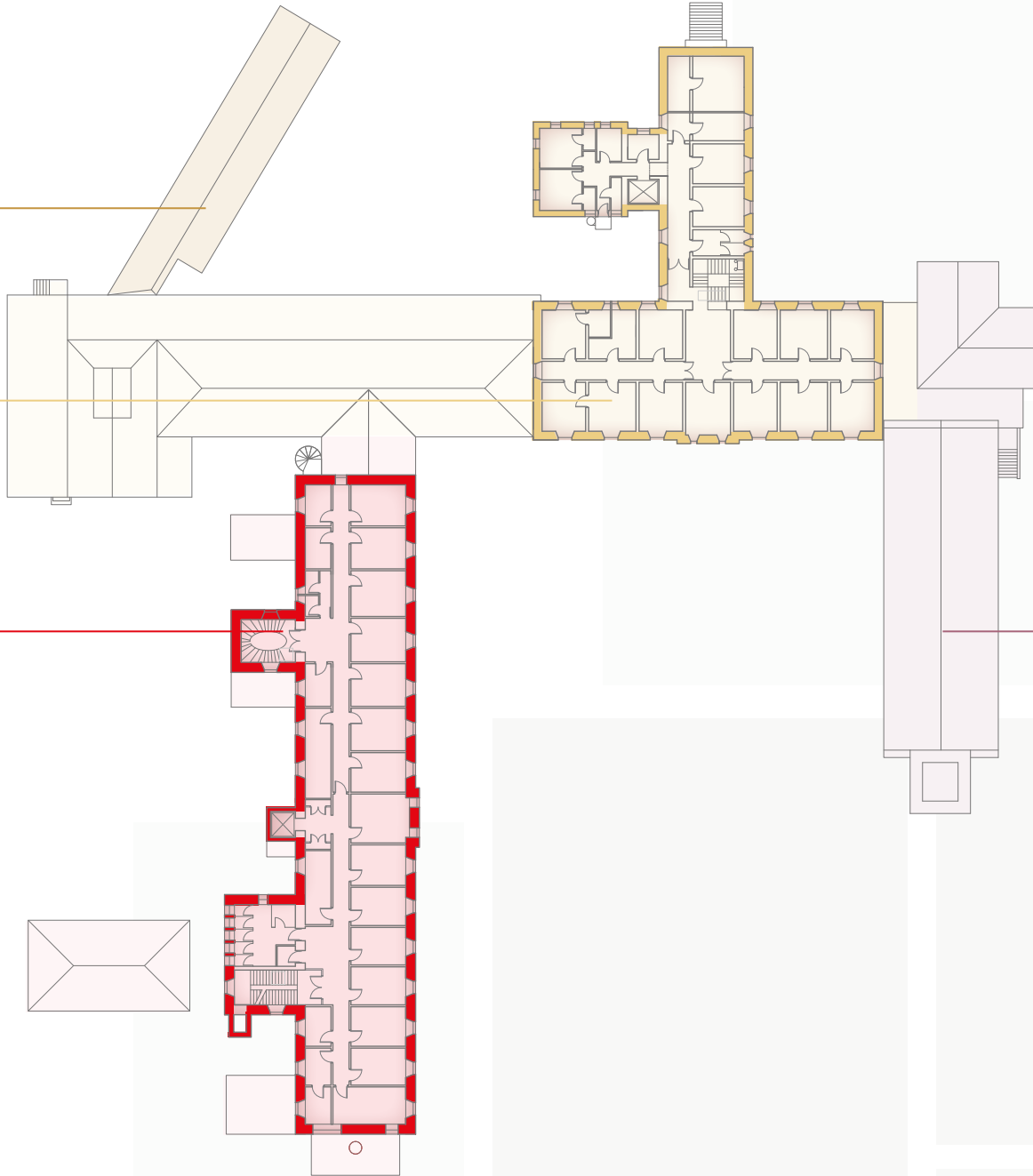
# SECOND FLOOR

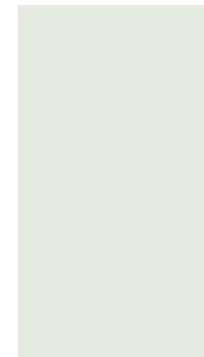
St. Gerards Hall

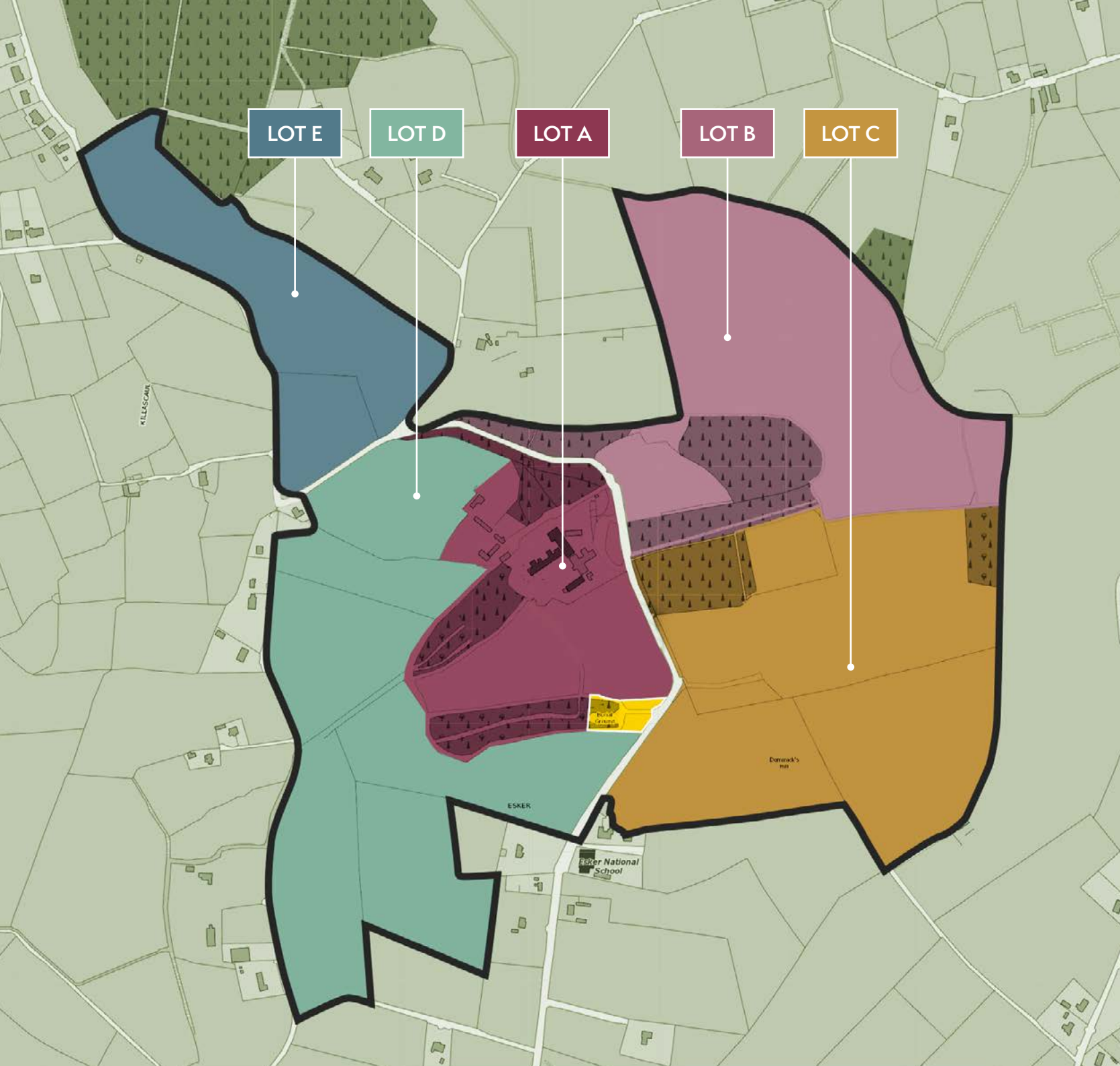
Monastery

Retreat House

Church







## THE LOTS

The property is being offered for sale in the following lots:

**LOT A**  
Esker Buildings on approximately 23.0 acres


**LOT B**  
Agricultural lands comprising approximately 41.5 acres.

**LOT C**  
Agricultural lands comprising approximately 45.6 acres.

**LOT D**  
Agricultural lands comprising approximately 43.9 acres.

**LOT E**  
Agricultural lands comprising approximately 19.6 acres.

**ENTIRE - 173.5 ACRES**

 Burial Ground - Excluded from sale.

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## 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.eskerathenry.com](http://www.eskerathenry.com)

## LICENCE AGREEMENTS

Esker complex - The building complex (former retreat centre, monastery and 'youth village') is currently occupied under a short-term licence agreement with The Minister for Children, Equality, Disability, Integration and Youth (The Licensee), for the purpose of temporary residential accommodation. The annual Licence fee charged by the Licensor is €10 per annum. This Licence is due to expire in July 2024.

Agricultural Lands – There are two separate agreements in place in respect of the agricultural lands.

Details of the aforementioned agreements are available in the data-room.

## TENURE

Freehold.

## SERVICES

Mains water and electricity.

Foul drainage to on-site treatment (septic tank) facility.

Oil fired heating.

## AGENT



### NIALL BRERETON

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### PAUL DOYLE

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### JAMIE BRINDLEY

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## SOLICITOR

### McCANN FITZGERALD

### SHANE FAHEY

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### IRYNA O'CONNELL

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### BER

Exempt.

PSRA: 001830

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