



Downey McCarthy

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FOR SALE STRATEGIC DEVELOPMENT SITE



OUTSTANDING DEVELOPMENT OPPORTUNITY

PROPOSALS ARE INVITED FOR THIS SUPERB DEVELOPMENT SITE WHICH HAS EXCELLENT DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION.

ERA Downey McCarthy are delighted to present to the market this outstanding development site in Cork's South Docklands. Superbly located within c 1.3km of Cork City centre. Excellent opportunity to acquire this zoned development site suitable for a variety of uses including office, residential, healthcare etc. Significant public amenities are within close proximity to the east of the site, including the Pairc Ui Chaoimh GAA stadium, the under-construction Marina Park, the pedestrianised Marina walkway along the River Lee, the Atlantic Pond, and the disused railway line greenway which is currently undergoing public realm upgrades. In addition, the smaller Kennedy Park is located approximately 320m to the west of the site along Monahan Road.

60 South Mall, Cork.

Tel: 021 4905000 | **Email:** sean@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

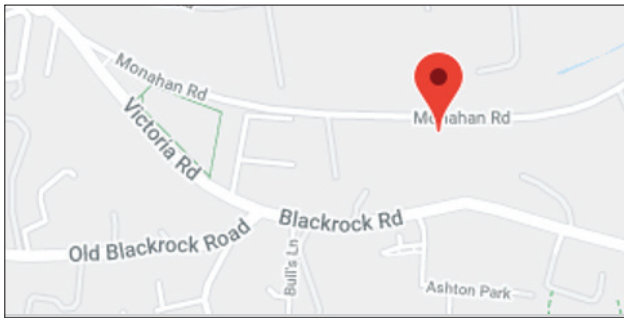
LOCATION:

The site is SUPERBLY located on Monahan Road which is an established commercial location with a mixture of warehousing, industrial and office uses in the area.

The South City Link Road (N27) is 1 Km to the west and provides access to all main arterial routes via the South Ring Road (N40). The site provides very convenient access to Cork City centre which is just c. 1.3 km away.

The site is bounded to the north by Monahan Road, to the west by Lawley House, to the south by mature trees, and to the east by Phoenix House, a predominantly 5-storey office building.

Nearby occupiers include Cleve Quarter & Business Park, Monahan Road Business Park, Tellengana House, Lawley House and the CORE building.



DESCRIPTION:

The site is level brownfield infill site and extends to c.0.21 ha (c.0.52 acres).

The site is a strategic site in Cork's South Docklands with extensive road frontage.

Protected cycle tracks run along both sides of Monahan Road, and the site is also located along the 212 bus route.

ALL ENQUIRIES TO:



Sean McCarthy
086 8385768
sean@eracork.ie

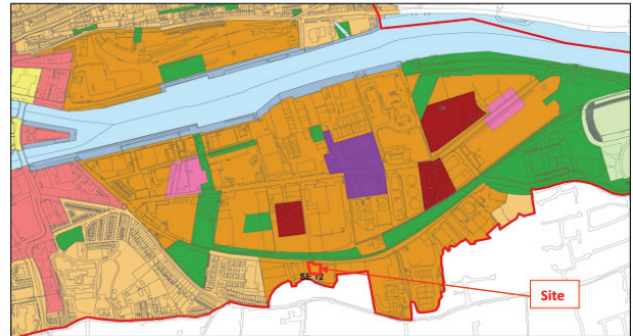


Gerard White
087 9733111
ger@eracork.ie

Solicitor:

Mr Paul Derham
Daly Derham Donnelly
3 & 4 1A Washington St
West
Hanover Place, Cork City
T12 FN34

TOWN PLANNING AND ZONING



The site is zoned ZO 16 – Mixed Use Development in the Cork City Development Plan 2015 - 2021. The zoning objective for ZO 16 is to “promote the development of mixed uses to ensure the creation of a vibrant urban area, working in tandem with the principles of sustainable development, transportation and self sufficiency”. The zoning supports multiple uses including general offices, conference centre, third level education, hospital, hotel, residential, business and technology/research uses.

The Cork Metropolitan Area Transport Strategy (2020) (CMATS) has identified Monahan Road as a BusConnects priority route and a key road within the South Docklands. Under CMATS, Monahan Road is also identified as being on a Green Route as part of the cycle network, where a cycle path will run through the public open space on the northern side of Monahan Road.

The Cork MASP supports the infrastructure led regeneration, consolidation and growth of Cork Docklands as a new urban quarter in Cork City.