



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Railway Gardens, South City Link Road, Ballintemple, Cork



SUPERB DEVELOPMENT SITE

FPP FOR 118 NO. APARTMENTS

AMV: €4,750,000

BER EXEMPT

60 South Mall, Cork.

Tel: 021 490 5000 | Email: info@eracork.ie | Web: www.eracork.ie

PSRA No. 002584

ERA Downey McCarthy are delighted to present to the market this superb development site. This unique opportunity comprises a centrally located development site of 0.395 Ha. (0.976 acres) with full planning permission granted by An Bord Pleanála on 28/11/2019 for 2 adjacent 'Build To Rent' apartment blocks extending to 6 storeys on the east side of the site and 17 storeys on the west side. Accommodation originally provided for 118 no. apartments together with an array of communal work and leisure spaces. The entire development is of an attractive modern design which will become a distinctive feature of the city's sky line. The original ABP permission was amended on 19/7/2022 to provide for a revised design totaling 112 no. apartments more suited to the social and affordable housing market.

This property occupies a prominent position on the east side of South Link Road, adjacent to the Old Blackrock Road overpass. This is a superb location on the south side of the city centre, within convenient walking distance of both the central business district and the primary retail thoroughfares. The proposed development will have direct pedestrian access from the existing pedestrian bridge which links Hibernian Road with Rockboro Road. The surrounding area comprises a mix of retail, residential and commercial users.

| FEATURES

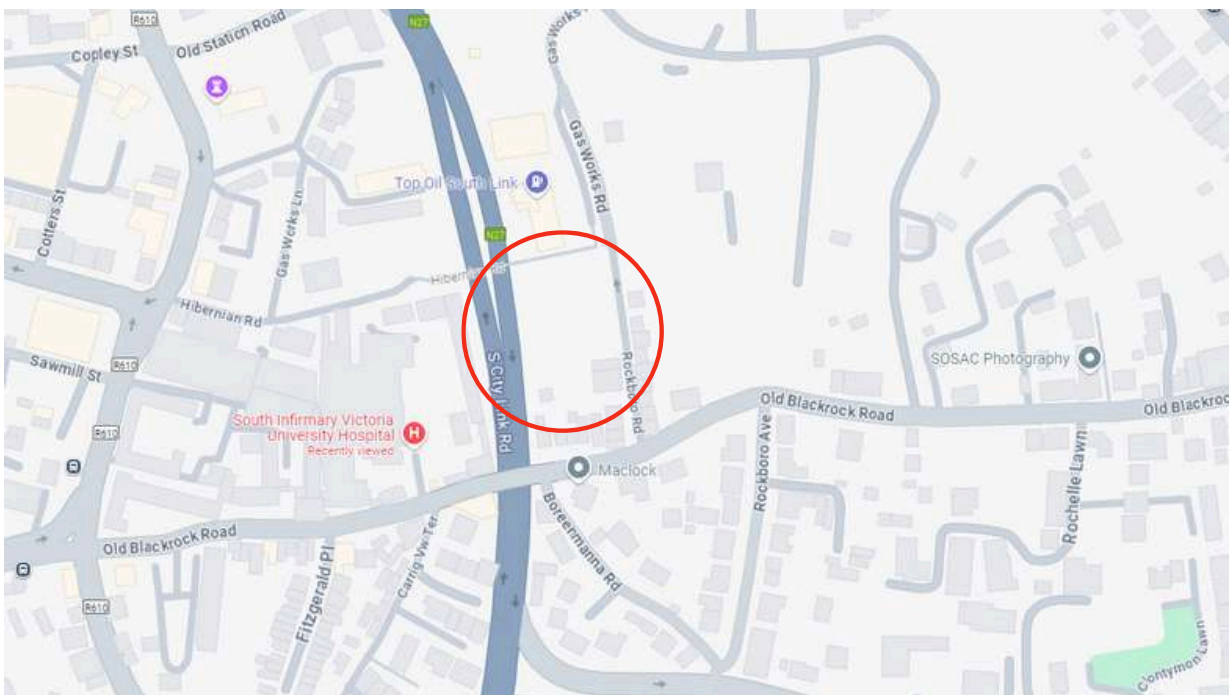
- Prominent location on the south side of Cork City centre.
 - Selection of studio, 1 bedroom, 2 bedroom & 3 bedroom apartments.
 - Ample communal spaces to include concierge, TV lounge, meeting rooms, work-space, gymnasium, bicycle parking etc.
 - Prominent profile to South Link Road and Rockboro Road.
 - Direct access to the concierge from the existing pedestrian bridge.
 - Site area extending to 0.395 Ha. (0.976 acres).
 - Planning Permission:
 - Full planning permission was granted under a Strategic Housing Development by An Bord Pleanála on 28/11/2019 (ABP-305173-19) for 118 no. Build To Rent apartments.
 - The original planning was amended by way of ABP decision dated 19/7/2022 (ABP-311308-21) to provide for a reduced 112 no. apartments suited to the social & affordable housing market. The amendments were considered minor in nature and there are no changes to the height or massing of the proposed building. The footprint and building envelope are unchanged as are the elevations.
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| ACCOMMODATION

- The original planning permission provided for 118 units as follows:
 - 29 no. studio apartments
 - 42 no. 1 bed apartments.
 - 37 no. 2 bed apartments.
 - 5 no. 2 bed duplex apartments.
 - 5 no. 3 bed duplex apartments.
- The amended planning permission provides for 112 units as follows:
 - 57 no. 1 bed apartments.
 - 45 no. 2 bed apartments.
 - 5 no. 2 bed duplex apartments.
 - 5 no. 3 bed duplex apartments.
- Proposed communal spaces will include concierge, storage areas, laundry, gymnasium, TV lounge, meeting rooms, work space, mail room, office and bicycle parking. The overall design is ideally suited to modern city centre living.

| DIRECTIONS

From Cork city centre travel south on the N27 South Link Road. After approx. 500 meters the property is located on the east side of the road and immediately south of the pedestrian over-pass.









| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Ger White
087 9733111
ger@eracork.ie

