

FOR SALE

SUPERB SITE WITH DEVELOPMENT POTENTIAL

c.0.16HA (c.0.4 ACRES)

THE GLEN, KINSALE, CO. CORK.



BER EXEMPT



Kinsale Harbour

Kinsale Marina

Acton's Hotel

Town Centre

The Blue Haven

Subject Site

ERA Downey McCarthy are delighted to present to the market this superb site with development potential subject to planning permission.



LOCATION

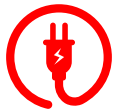
Kinsale is one of Ireland's premier tourist destinations and has grown into an award-winning heritage town. Kinsale is also the location of a world class golf course at The Old Head. Other amenities in Kinsale include Kinsale Yacht Club with its extensive mooring and berthage facilities. Kinsale is home to thriving local boutiques, art galleries and a vibrant cultural scene. It is recognised as the gourmet capital of Ireland and the town offers world-class dining, cafés and traditional pubs, all just a short stroll from the site.

The property is conveniently located near Pearse Street Kinsale town with easy access to the town centre. Neighbouring occupiers are primarily residential to the North and South while the occupiers to the west of the Glen include a mix of residential and commercial users. East of the site seems to be wooded/green infrastructure.



DESCRIPTION

The subject site comprises a level generally L shaped site and extends to c.0.16 ha (c. 0.4 acres). It has good road frontage of c. 15 meters. The current condition of the site can be described as a typical brownfield site and is vacant. The site previously housed a licensed premises which has been demolished albeit the vintners license remains in situ. Site boundaries are well defined.



SERVICES

Mains services are adjacent to the site. It is likely that any new development will require new connection agreements with ESB and Uisce Eireann.



ZONING

The site is located within the Cork County Council development boundary. The relevant statutory planning document is therefore the Cork County Development Plan 2022-2028.

The site is zoned KS-T-01 – Town Centre/Neighbourhood Centres.

The Development Plan notes as follows in relation to infill/brownfield sites “1.5.47 Evidence from the Urban Capacity Study illustrates that there are low levels of vacancy within the town and so the expansion of the building stock can only be achieved by identifying brownfield/infill opportunity sites that can add to the mixed use character of the town. Locally derived urban design guidance is provided to ensure new development knits successfully into the urban grain.”



PLANNING HISTORY

There appears to be no recent planning history recorded for the site. Recent pre planning discussions with the local authority indicate that the development of brownfield sites is supported in the County Development Plan and that the local authority would welcome and encourage a suitably balanced mixed use development for the site.



FEATURES

- Superb brownfield/infill site.
 - Development potential subject to planning permission.
 - Excellent location in the centre of Kinsale Town.
 - Town Centre/Neighbourhood Centre zoning under the provisions of the Cork County Development Plan 2022-2028.
 - Includes Publican’s license.
 - Unencumbered Freehold title.
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ASKING PRICE

POA.

DIRECTIONS

Please use Eircode P17 AE40 for directions as the nearest available eircode.

VIEWING DETAILS

Viewing is strictly by appointment with sole agents.

ALL ENQUIRIES TO:

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