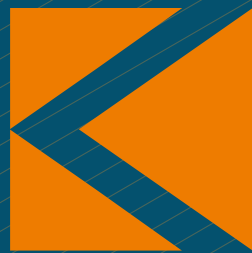


PRIME DEVELOPMENT OPPORTUNITY



**DOUGLAS
WEST.
CORK**

APPROX. 0.81 HA : 2 ACRES

FOR SALE BY PRIVATE TREATY



Site extends to Approx. 0.81 hectares (2 acres).



High profile site with extensive road frontage on to the N40 South Ring Road.



Site zoned "Town Centre" and suitable for a variety of uses including mixed-use, offices, retail and some residential.



Douglas with a population in the region of 27,000 is one of the most sought after residential and commercial locations on the south side of Cork City.



Douglas comprises a number of high profile retailers and banks, together with an eclectic mix of cafes, pubs and restaurants.



Excellent public transport links

Location

The property is situated in a high profile location immediately west of Douglas village and approx. 5km south of Cork city centre. Access to the property is through the successful St Patricks Woollen Mills complex to the east and the site has extensive frontage onto the N40 South Ring Road along its northern boundary. Douglas with a population in the region of 27,000 is one of the most sought after residential and commercial locations on the south side of Cork City.

The village itself contains a number of high profile retailers and banks, together with an eclectic mix of cafes, pubs and restaurants. The popular suburb is home to Douglas Village Shopping Centre, which is anchored by Tesco and M&S, Douglas Court Shopping Centre, which is anchored by Dunnes Stores and a new Aldi store which is due to be opened shortly. The village is also the commercial hub for a number of the surrounding suburbs, such as Rochestown, Passage-West, Grange, Donnybrook, Frankfield and Carrigaline.

Cork is Ireland's second city, with a population of approximately 425,000, including the wider metropolitan area, of which Douglas is a part. The city is situated approximately 250km south west of Dublin and 100km south of Limerick.



Driving Distance

City Centre	5km
Cork Airport	7km
Cork University Hospital	6km
Mahon Point Shopping Centre	5km
Jack Lynch Tunnel	9km

The Opportunity

Lisney are delighted to offer for sale by private treaty a superb development opportunity located in a high profile location immediately west of Douglas village. The site is strategically located in an area in one of Cork's most desirable locations given its proximity and ease of access to the South Ring Road and city centre.

The opportunity now exists to acquire this prime development opportunity which given its attractive 'town centre' zoning is capable of accommodating a wide variety of uses, subject to planning permission.



Description

The property comprises a regular shaped site of approx. 0.81 hectares : 2 acres

The site is fairly level and comprises a concrete surface with some trees and shrubs in part. The property has the benefit of extensive frontage onto the South Ring Road (N40) along its northern boundary. Access to the property is through the successful St Patricks Woollen Mills complex to the east.

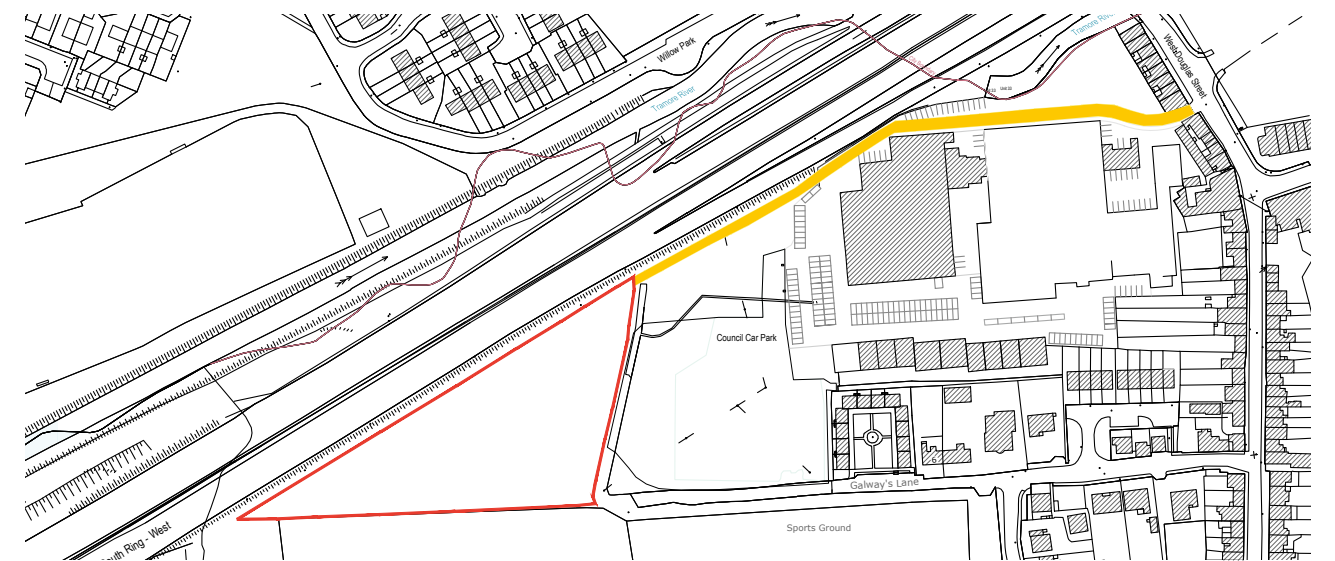


Zoning

The property is zoned 'Town Centre' in the Ballincollig Carrigaline District Local Area Plan 2017. It is zoned together with the adjoining St Patrick's Woollen Mills complex with a specific zoning objective 'SE-T-01'. A number of specific objectives apply to this zoning including a mixed use development which caters for a variety of town centre type uses including offices, retail (including urban format retail warehousing in a mixed use building), retail services and some residential. The following policy objectives apply:

- It is recommended that an Overall Planning or Development Scheme be prepared for the entire site and which can be implemented on a phased basis. This shall include comprehensive proposals for a mixed use development which caters for a variety of town centre type uses including offices, retail (including urban format retail warehousing in a mixed use building), retail services and some residential.

- The redevelopment of the site should only result in an increase of 25% to the floorspace to the footprint of the existing buildings. If the developer wishes to increase this density of development they will have to prove that there will be no negative net impact to the proposed improvements to the existing transport network.
- The site can cater for an additional 70 dwellings. If the developer wishes to increase this density of development they will have to prove that there will be no negative net impact to the proposed improvements to the existing transport network.
- The redevelopment of the site shall create linked pedestrian routes which will provide safe permeability and connectivity and which shall follow the preferred desire lines to the existing village.
- Traffic calming management to reduce the severance effect from the Woollen Mills to the Douglas Village Shopping Centre including additional crossing points.
- Car parking for new development should follow the revised car parking standards of the County Development Plan. The existing historic buildings will be protected and where possible enhanced.
- Cork City Council has commenced the preparation of a new Cork City Development Plan for the period 2022-2028, which is to be finalised in Summer 2022.



Services

Interested parties are advised to make their own enquiries regarding the availability and capacity of services.

Title

Freehold.

Price

€1,800,000.

Solicitor

Hickey Dorney Solicitors
The Square
Harbourside House
Passage West
Co. Cork.

Further Information / Viewing

Viewing is strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Designed by Lisney Media Solutions.