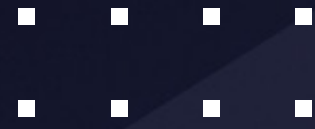


FOR SALE BY PRIVATE TREATY

Site at Anderson's Quay

Clontarf Street / Oliver Plunkett Street Lower, Cork City

Superb city centre development opportunity



savills



Prime city centre quayside location with considerable road frontage on 3 aspects



Site area extends to approximately 0.194 ha (0.48 acres)



Significant development potential subject to appropriate planning



The site is zoned ZO 05 City Centre - Suitable to a wide range of uses to include both commercial and residential



Positive planning history



Opportunity to redevelop existing properties



Within walking distance of Cork's main shopping thoroughfare St Patrick's & Opera Lane



Situated opposite Cork Bus Station and within walking distance Kent Train Station

Location

Savills is delighted to offer for sale this superb development opportunity situated in the heart of Cork city centre.

The site is situated on Anderson's Quay on the corner of Clontarf Street backing on to Oliver Plunkett Street Lower and directly opposite both Cork bus terminal to the west and the Clayton Hotel to the south.

The property occupies a prominent position along the quayside that is highly visible from a vehicular and pedestrian point of view. The surrounding area has undergone significant redevelopment over the last number of years with the likes of Navigation Square, Horgan's Quay, Penrose Dock all having completed within the last 5 years.

The sites strategic and prominent location along the quayside between Cork's Bus Terminal and Kent Station provides developers with the opportunity to create a landmark building marking both the gateway to the city centre and the beginning of the South Docklands Transformation.



CORK BUS STATION



KENT TRAIN STATION

The Property

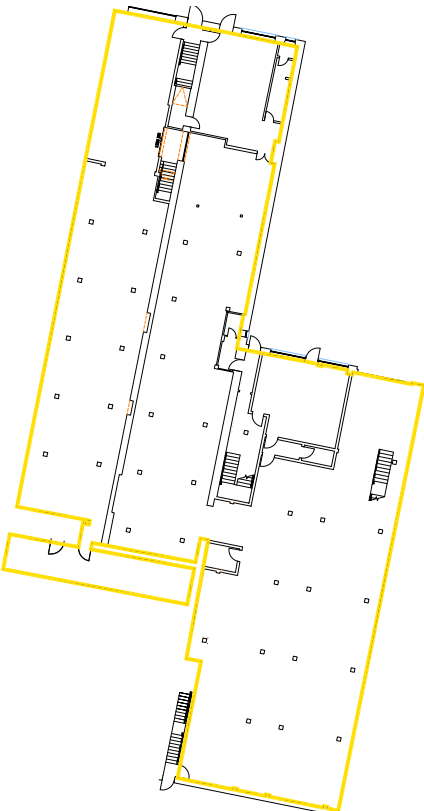
The subject property comprises high profile brownfield site situated in a prominent location in Anderson's Quay.

The site extends to about 0.48 acres in total and has the benefit of considerable frontage on three aspects, namely 30m along Anderson's Quay, 18m along Oliver Plunkett Street Lower and approximately 18m along Clontarf Street.

The site occupies the former Reliance Bearing building, a former warehouse and distribution unit that comprises a part 4 storey part 2 storey building with a cladded pitched roof and a gross floor area of approximately 2,657 sq. m. (28,601 sq. ft). the site also occupies the former "Cats and Dogs Home," a single storey unit fronting Clontarf Street.



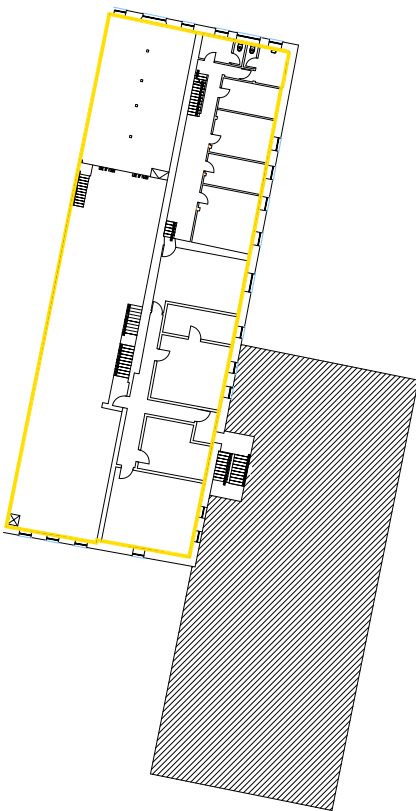
Floor Plans



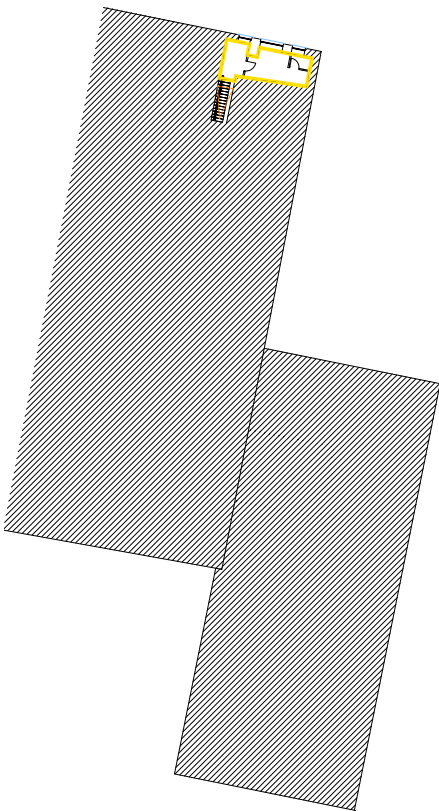
GROUND



FIRST



SECOND



THIRD

Zoning & Development Potential

The site is zoned ZO 5 City Centre in the Cork City Development Plan 2022 with the objective To consolidate and facilitate the development of the central area and to promote its role as a dynamic mixed used centre for community, economic, civic, cultural and residential growth.

The zoning facilitates a range of uses such as,

- retail development
- residential development
- community uses
- office development
- hotels development
- cultural and leisure facilities
- education and healthcare institutions and facilities



Planning History

09/34001 - full planning permission granted on appeal by An Bord Pleanála for the development of a mixed use development extending to a total floor area of approx. 151,000 sq ft over 6 floors.



Further Information

BASIS OF SALE

The property is being offered for sale by Private Treaty

BER

Available upon request

VIEWINGS

Viewings are strictly by appointment with the sole selling agent

CONTACT

For further information please contact:



Savills Cork
Penrose House,
Penrose Dock,
Cork, T23 V38E

savills.ie
PSRA Licence No. 002233

Peter O'Meara

peter.omeara@savills.ie
+353 21 490 6114

James O'Donovan

james.odonovan@savills.ie
+353 21 490 6120

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