



# Downey McCarthy

*....the people you can trust*

## **FORMER CONVENT OF MERCY SITE & ANCILLARY BUILDINGS @ MAIN ST., PASSAGE WEST, CO. CORK**



## **SUPERB READY TO GO MIXED USE DEVELOPMENT OPPORTUNITY**

FULL PLANNING PERMISSION FOR 35 NO. APARTMENTS,  
13 NO. DETACHED HOUSES & 2 NO. RETAIL UNITS.

ERA Downey McCarthy are delighted to present to the market this outstanding mixed use development site in the historic town of Passage West c. 20 kilometres from Cork City. Comprising the grounds and ancillary buildings of the former Convent of Mercy & St. Marys National School overlooking Cork's lower harbour. The property offers builders/developers/investors a superb opportunity to acquire this Ready to Go development site in one of the best town centre locations in Passage West.

**AMV: €1,200,000** (PLUS VAT IF APPLICABLE)

**BER** Exempt (Convent) **BER** **G** Other Buildings

**60 South Mall, Cork.**

**Tel:** 021 4905000 | **Fax:** 021 4905005

**Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584



## DESCRIPTION:

**Superb opportunity to acquire a ready to go substantial c. 3.16 acre (c. 1.28ha) site including former Convent of Mercy and ancillary buildings. Multiple access points from Main Street and the Back Road/Fair Hill.**

The entire incorporating Convent building, Former National school building and extended site has full planning permission (Planning Reference 17/7272 ) for:

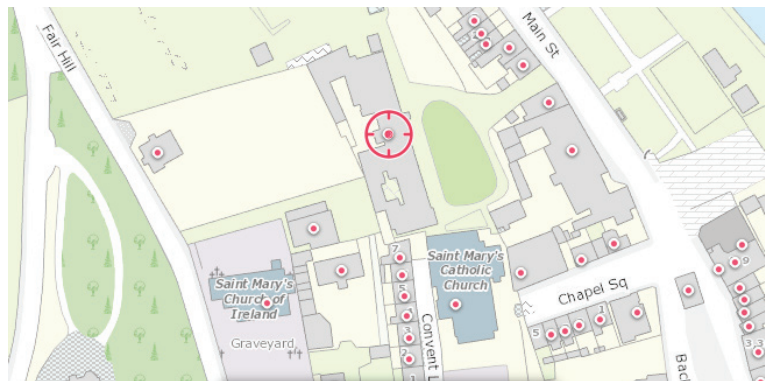
1. 35 no. Apartments as follows:
  - a) 18 no. apartments within the former Convent building over 3 floors which is being substantially retained to be accessed from the Back Road/Fair Hill.
  - b) 17 no. apartments at 1st , 2nd & 3rd floor levels on the site of the former St. Mary's National School (which is being demolished) to be accessed from Main Street.
2. 13 no. Detached houses to be accessed from the Back Road/Fair Hill.
3. 2 no. Retail units at ground floor level on the former St. Mary's National School to be accessed from Main Street.

The Convent is listed in the National Inventory of Architectural Heritage (Registration No. 20854038).

## LOCATION:

The site is located on Main Street, Passage West, Co. Cork overlooking Cork's lower harbour and borders Chapel Square to the South and Fair Hill/The Back Road to the East.

Cork City is c. 20 Km's and Passage West is serviced by a regular bus service to the City.



## INVITATION TO TENDER:

**Tenders are invited from interested parties for the purchase of:**

The Former Convent of Mercy Site & Buildings, Main Street, Passage West, County Cork.

**Tenders are to be submitted by 12:00 on Friday 2nd April 2021 to:**

- Adrian MacNamara, Murphy MacNamara & Co. Solicitors,  
24/25 South Mall, Cork. T12 R5PF.

**Submitted Tenders are to be marked:**

**Clyda Eco Homes Ltd., Ballynametagh House, Carrigaline, Cork.**

**60 South Mall, Cork.**

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## ACCOMMODATION:



## THE CONVENT BUILDING:

**Convent Building:** The Convent will be completely redeveloped to accommodate 18 no. apartments over 3 floors as follows:

GROUND FLOOR	BEDS	SIZE: M <sup>2</sup>	SIZE: SQ. FT.
Apt 1	2	74.54	802.37
Apt 2	2	79.35	854.13
Apt 3	1	56.74	610.69
Apt 4	2	63.72	685.91
Apt 5	2	86.35	929.44
Apt 6	1	56.77	611.08
Apt 7	2	77.15	830.48
Apt 8	1	54.80	589.86
Apt 9	2	97.00	1044.06
FIRST FLOOR	BEDS	SIZE: M <sup>2</sup>	SIZE: SQ. FT.
Apt 10	1	62.13	668.74
Apt 11	1	45.32	487.83
Apt 12	2	77.84	837.87
Apt 13	2	74.09	797.48
Apt 14	1	47.10	507.02
Apt 15	1	49.43	532.07
Apt 16	2	86.31	929.03
SECOND FLOOR	BEDS	SIZE: M <sup>2</sup>	SIZE: SQ. FT.
Apt 17	2	76.90	827.71
Apt 18	2	76.66	825.16

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**FORMER ST MARY'S NATIONAL SCHOOL:**



*(CGI image of the new Town Centre Building)*

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## FORMER ST MARY'S NATIONAL SCHOOL:

**This building will be demolished and replaced with a new 4 storey Town Centre building as follows:**

### Ground Floor:

Entrance Hall 1: 23.7 M2 (255 Sq. Ft.)

Entrance Hall 2: 10.8 M2 (116 Sq. Ft.)

Retail Unit 1: 231.5 M2 (2,492 Sq. Ft.)

Retail Unit 2: 171.6 M2 (1,847 Sq. Ft.)

### **First, Second & Third Floors – 17 No. Apartments as follows:**

FIRST FLOOR	BEDS	SIZE: M <sup>2</sup>	SIZE: SQ. FT.
Apt 1	2	82.40	886.95
Apt 2	2	73.30	788.99
Apt 3	1	55.60	598.47
Apt 4	2	76.90	827.74
Apt 5	2	75.20	809.45
Apt 6	2	92.60	996.74
SECOND FLOOR	BEDS	SIZE: M <sup>2</sup>	SIZE: SQ. FT.
Apt 7	2	82.40	886.95
Apt 8	2	73.30	788.99
Apt 9	1	55.60	598.47
Apt 10	1	76.90	827.74
Apt 11	1	75.20	809.45
Apt 12	2	92.60	996.74
THIRD FLOOR	BEDS	SIZE: M <sup>2</sup>	SIZE: SQ. FT.
Apt 13	2	59.00	635.07
Apt 14	1	73.30	788.99
Apt 15	1	55.60	598.47
Apt 16	2	76.90	827.74
Apt 17	2	75.20	809.45

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## DETACHED HOUSES:

**Type 1:** 6 No. 3 Storey 5 bed extending to 178.4 M2 (1,920 Sq. Ft.)

**Type 1A:** 6 No. 3 Storey 5 bed extending to 178.4 M2 (1,920 Sq. Ft.)

**Type 2:** 1 No. 3 Storey 5 bed extending to 190.1 M2 (2,046 Sq. Ft.)



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## VAT CLAUSE:

In addition to the Purchase Price, the Purchaser shall pay to the Vendor the amount of any VAT as shall be exigible in relation to the Sale, same to be calculated in accordance with the provisions of the VAT Act and the Purchaser shall pay this amount to the Vendor on the later of the completion of the Sale or when an invoice is required to be issued by the Vendor in accordance with the provisions of the VAT Act on delivery of such invoice to the Purchaser. Definitions "Accountable Person", "Immovable Goods" and "Taxable Person" have the meanings attributed to those terms by Section 2(1) of the VAT Act; "Freehold Equivalent Interest" has the meaning attributed to that term under Section 2 and Section 19(2) of the VAT Act; "Interest" has the meaning attributed to that term in Section 93(1)(a) of the VAT Act; "VAT" means Value Added Tax; "VAT Act" means Value-Added Tax Consolidation Act 2010 and related VAT regulations.

## SOLICITORS WITH CARRIAGE OF SALE:

**Adrian MacNamara,**  
Murphy MacNamara & Co. Solicitors,  
24/25 South Mall, Cork.

**Tel:** 021 4907777

**Fax:** 021 4907778

### Agent:

Sean McCarthy,  
**Tel:** 021-4905000  
**Mobile:** 086-8385768  
**Email:** sean@eracork.ie



### Agent:

Ger White,  
**Tel:** 021-4905000  
**Mobile:** 087-9733111  
**Email:** ger@eracork.ie



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.