

Superb Residential Development Opportunity

C.18 ACRES AT BELMONT,
FERRYBANK, WATERFORD

SALE HIGHLIGHTS

- Superb Residential Development opportunity on the Belmont Road, Ferrybank, Waterford.
- Site extends to approximately 7.3 hectares (18.1 acres).
- The site benefits from primarily Residential Zoning.
- Within close proximity of Waterford City Centre, Waterford Institute of Technology & Waterford Railway Station.
- Potential to develop a high-quality residential scheme (S.P.P).
- For sale in one or more lots.

LOCATION MAP



THE OPPORTUNITY

Savills is delighted to offer for sale this superb residential development opportunity in Ferrybank, Co Waterford. The property comprises a substantial landholding that extends to c. 7.3 hectares (18.1 acres) on the outskirts of Waterford city centre. The largely greenfield site that is zoned for residential development also occupies the Former St. Vincent Noviciate Building, a two-storey office block which sits on c. 1.28 acres within the entire landholding. The opportunity now exists to acquire this substantial development opportunity that is available in one or more lots.

LOCATION

The subject property is located along the Belmont Road, Ferrybank approximately 3.5km south of the N25 Cork to Rosslare Port and approximately 3km north west of Waterford City Centre. The surrounding area is primarily residential with mature estate type developments such as The Crescent and Aylesbury Avenue which flank the Ferrybank Park & Playground and are also within close proximity to the subject lands.

The location offers excellent access to and from the city centre and ease of access to both the N25 & M9 which connects the property to Cork & Dublin respectively.

DISTANCE FROM PROPERTY

Technological University of South East Ireland	5.5km	
Waterford Airport	13km	
M9	10km	
N25	3.5km	
University Hospital Waterford	6.5km	
Waterford Train Station	2.5km	
Merchants Quay	3km	
Bellview Port	5.5km	

"The location offers excellent access to and from the city centre and ease of access to both the N25 & M9 which connects the property to Cork & Dublin respectively."

DESCRIPTION

The subject property comprises a singular landholding located off the Belmont Road in Ferrybank, Waterford. The greenfield site extends to a total site area of approximately 7.3 hectares (18.1 acres) with the topography sloping gently in a south to north direction.

LOT 1

Lot 1 comprises the former St. Vincent Noviciate Office Building which sits on a site area of approximately 1.28 acres.

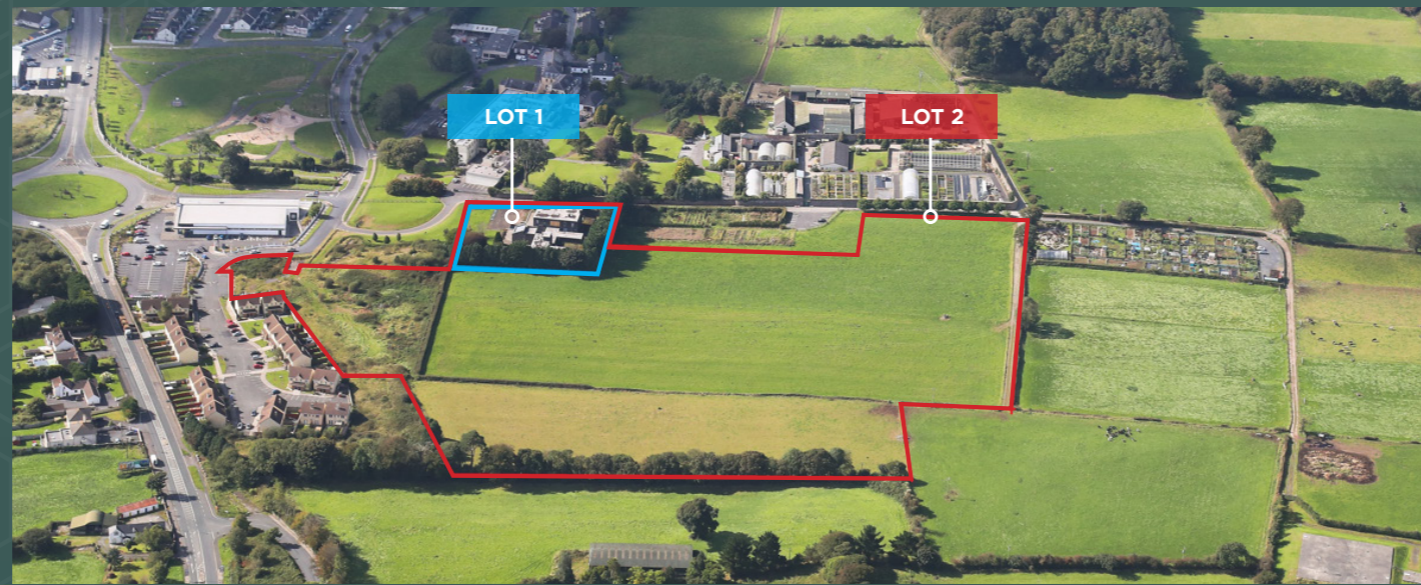
LOT 2

Lot 2 comprises a substantial greenfield landholding that extends to approximately 6.7 hectares (16.8 acres). The site which is accessed off the Belmont Rd is situated to the north east of the existing Brothers of Charity facility and benefits from a zoning that allows for residential development. The land is currently laid out in grass and bounds mature agricultural landholdings along its north and eastern boundaries.

LOT 3

Lot 3 comprises the entire.

"The greenfield site extends to a total site area of approximately 7.3 hectares (18.1 acres) with the topography sloping gently in a south to north direction."



PLANNING HISTORY

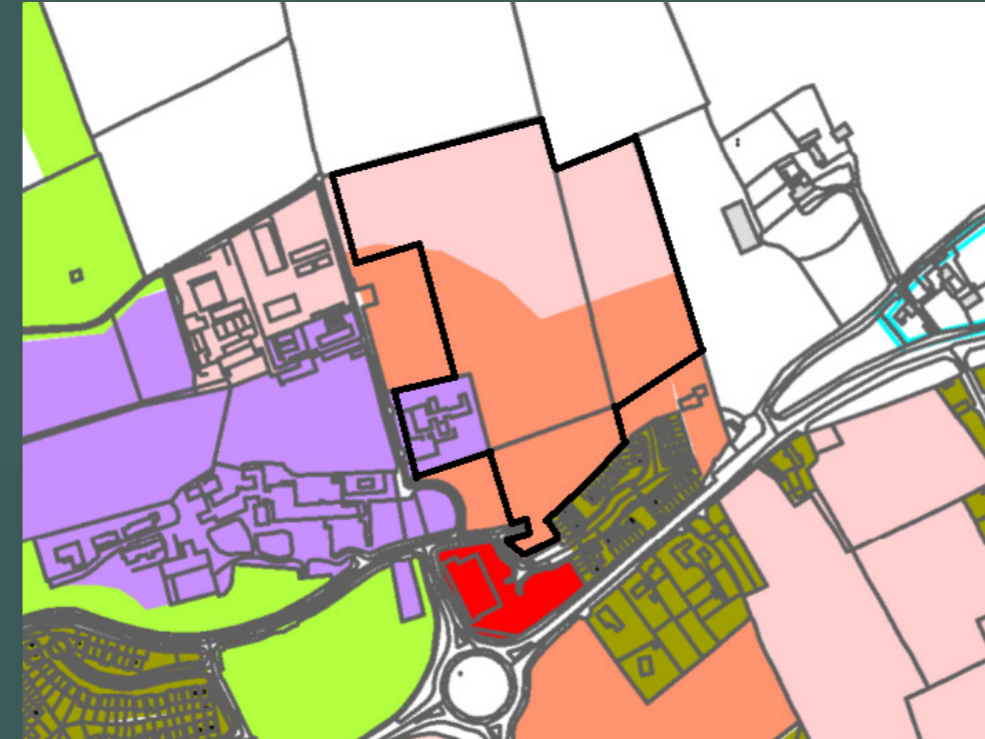
The land has the benefit of a positive planning history with planning permission previously granted for the development of 67 houses on part of the lands comprising Lot 1.

ZONING

The subject property is currently governed by the Ferrybank-Belview Local Area Plan (LAP) 2017 which was adopted in January 2018 and will be in effect for a term of 6 years.

Under the Ferrybank – Belview Local Area Plan the subject land is zoned as follows;

1. Approx. 8.6 acres zoned Residential
2. Approx. 8.2 acres zoned Strategic Reserve
3. Former Saint Vincent Noviciate Building (on 1.28 acres) zoned Community Facilities.



Legend

	Urban Village		AG - Agricultural
	R1 - Residential Arcadian		Strategic Reserve
	R2 - Residential Low Density		BITP - Business, Industry and Technology Parks
	R3 - Residential		ITP - Industrial Technology Park
	RE - Protect & enhance existing Residential Amenity		PFI - Port Facilities & Industry
	Residential Amenity Belview		Milepost Infill Zone
	Neighbourhood Centre		LAP boundary
	Community Facilities		

TITLE

Assumed Freehold

METHOD OF SALE

The property is being offered for sale by Private Treaty with potential to purchase in one or more lots on the following basis:

LOT 1 - The Former St. Vincent Noviciate Building - €400,000

LOT 2 - The remaining development land - €1,450,000

LOT 3 - The Entire - €1,850,000

AGENTS



Savills

11 South Mall

Cork

021 427 1371

www.savills.ie

PSRA Licence No. 002233

CONTACT

James O'Donovan

Savills Ireland

T: +353 21 4906120

M: +353 83 1015715

E: james.odonovan@savills.ie

Peter O'Meara

Savills Ireland

T: +353 21 4906114

M: +353 87 2361181

E: peter.omeara@savills.ie

Disclaimer: The agents and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction.