

FOR SALE BY PRIVATE TREATY

# Oaklodge

Middle Glanmire Road, Montenotte, Cork

Detached residence with superb development potential 0.784 hectares (1.938 acres)







Substantial 5-bedroom detached property on about 1.938 acres



Site area extends to about 1.938 acres



Main House: 367.2 sq m / 3,950 sq ft



Lodge: 71 sq m / 764 sq ft



Located in one of Cork's most desirable residential locations



Situated on an elevated site providing panoramic views over Cork city and harbour



Entire site is zoned for residential development



Opportunity to develop a high-end residential scheme subject to obtaining the necessary planning permission



Conveniently located close to Cork's main infrastructural road network - Dunkettle Interchange and Jack Lynch Tunnel



# Location

## CORK OVERVIEW

Cork is the Republic of Ireland's second city and its largest county. It is a thriving and ever-expanding hub of economic, industrial, research and business development activities and over the last 25 years has consistently attracted many of the world's largest companies. Cork is now home to global market leaders in pharmaceuticals, healthcare, ICT, biotechnology, professional services and international financial services with major corporations as EMC, PepsiCo, Pfizer, GlaxoSmithKline, Eli Lilly, Amazon and Apple Inc. having chosen Cork as the European base for worldwide operations.

Cork also offers world class higher education and research and development excellence that provides a large pool of talented employees. There are over 60,000 students enrolled in Higher Education Institution throughout the county with over 30,000 of these enrolled in UCC and MTU in the city.

## MONTENOTTE

As a location, Montenotte is one of Cork city's most desirable residential locations, nestled atop a hill offering unique and picturesque views over the city and harbour.

The area is within a short walk of the revamped MacCurtain Street and the Victorian Quarter which boasts an array of atmospheric bars and renowned restaurants such as The Shelbourne, Isaacs, Cask and The Glass Curtain. The iconic Montenotte Hotel with its luxury boutique rooms, spa, pool, cinema & panoramic views of the city is situated along the Middle Glanmire Road while the St. Lukes/Wellington Road intersection provides an abundance of amenities such as Cork Coffee Roasters, John Henchy & Sons bar, St. Lukes Wine Tavern and St. Lukes church which hosts a series of unique one off events and gigs throughout the year.





# The Property

## THE HOUSE

Oaklodge was built about 1969 and has been in the same family ownership since its construction. It is accessed via cast iron entrance gates and limestone square-profile gate piers with limestone plinth walls surmounted by cast-iron railings.

As you descend the driveway, you pass one of two large Oak trees which likely date back to the original Woodlands House. The driveway provides ample parking and the rear garden can easily be accessed from here.

The house has had energy upgrades in recent times to include pumping of the external walls to improve the energy efficiency of the building resulting in a B3 energy rating. Whilst the property now requires investment, its design and layout are well thought out to take full advantage of the sites orientation and views.

As you step inside Oaklodge, you are greeted by a welcoming entrance hallway with a gradual ascending stairs and feature return window. From the hallway, you can access a series of reception rooms to include a kitchen/dining room, utility room, guest lavatory, conservatory and two workshops. Most of the accommodation is south facing and overlooks the stunning, south facing rear garden which has been well maintained and offers an array of mature planting, a large patio and generous lawns. The key reception room is a generously proportioned living/dining room which showcases a large natural marble fireplace with brass insert and slate base, bay window and direct access into the gardens. Upstairs, you will find 5 bedrooms, most of which have spectacular, south facing unobstructed harbour views.





# The Property

## THE GARDEN

Stepping into the gardens reveals an oasis of calm which showcases an array of mature planting and manicured lawns which have been very well maintained over the years. The grounds are very private and enjoy an unobstructed south facing orientation. The site itself provides spectacular elevated harbour views which are amongst the best on offer in the Montenotte area.





# The Property

## THE LODGE

Upon arrival to Oaklodge, you are met by an attractive gate lodge that was constructed about 1870, which was once the gate lodge of Woodlands House. This attractive lodge showcases many external period features such as its canted portico entrance, rounded sash window openings with red and yellow brick surrounds, clay chimney pots, corbelled chimney stacks and eaves.

Internally the property has an open plan living room with separate kitchen/breakfast room and one double bedroom with en suite. Outside and to the rear you will find a south facing lawn area.





# The Property

## THE LAND

The subject site comprises a large detached residential property situated on an elevated site that extends to about 0.784 ha (1.938 acres). The site which is accessed off the Middle Glanmire Road is regular in configuration with a gentle north to south aspect. Mature trees and hedgerows run along the boundaries providing a mature and secluded setting.

The surrounding area predominantly comprises mature residential estate type developments of varying densities. The Woodlands development adjacent to the east is made up of approximately 30 detached residential units while Woodland Demense adjacent to the west comprises 7 large, detached dwellings.

## LOCAL TRANSPORT

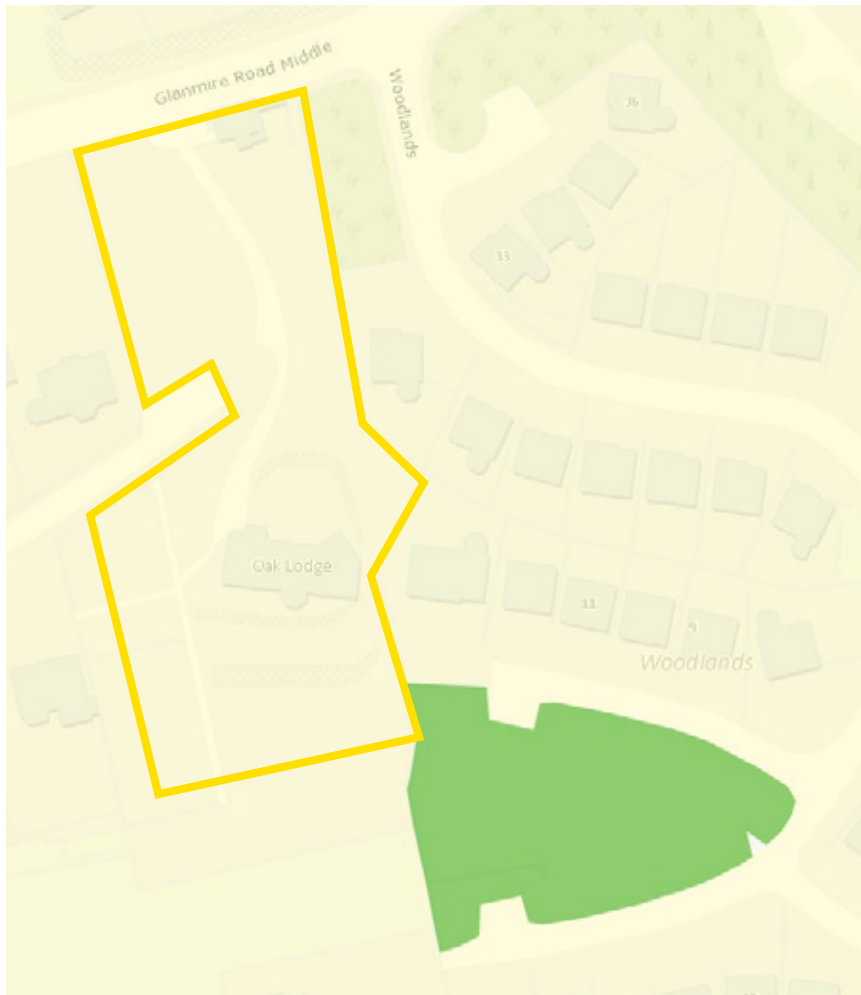
The area is well served by local transport with a bus stop located less than a 5-minute walk from the property. The 208 and 209 bus route provide a regular service to and from the city centre.





# Zoning

The property is governed by the Cork City Development Plan 2022 - 2028 and sets out the zoning as ZO 01, Sustainable Residential Neighbourhoods. Primary uses in this zone include residential uses, crèches and schools.



# Further Information

## METHOD OF SALE

The subject property is for sale by private treaty.

## VIEWINGS

By appointment only with the selling agent.

## FURTHER INFORMATION

Interested parties will at the discretion of the Vendor be provided with access to the data room. The data room contains extensive information about the property.



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