

savills

Foxwarren Moneygourney

Douglas, Cork

Fantastic Development
Opportunity with F.P.P. for
23 Large Detached Houses

For Sale by Best Bids
(unless previously sold)





Executive Summary

- Residential site with full planning permission for 23 units
- 23 large architecturally designed detached houses
- Forms part of the highly attractive Foxwarren development
- Infrastructure in place to include potable water, pumping station and ESB substation
- Established scheme with a proven sales record
- Situated in one of Cork's most desirable and prestigious residential addresses
- Location provides ease of access to Cork's main infrastructural road network, the N28 & N40
- Situated within a short distance of major employment hubs such as Cork city centre, Mahon Point, City Gate, Little Island & Ringaskiddy

Location

Cork Overview

Cork is the Republic of Ireland's second largest 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.

Douglas

As a location, Douglas is one of Cork's most affluent suburbs with a population of nearly 27,000 (Census 2016). At the heart of Douglas lies the charming village which has an array of boutiques, atmospheric bars and renowned restaurants. The village is bookended by two excellent shopping centres - Douglas Court and Douglas Village shopping centres occupy retailers such as Marks & Spencer, Dunnes Stores, Tesco and Next. The renowned Farmers Market is held every Saturday in the village and offers visitors and locals a diverse range of naturally produced foods and beverages.

Douglas also offers a high quality living environment with eight primary and five secondary-level schools, four churches, sports clubs catering for Golf, Rugby, Soccer, Hockey, Tennis, GAA and 2 Hotels with Leisure Centre facilities only minutes away. Access to the yachting marinas of Kinsale, Monkstown and Crosshaven are all within a short drive.





City Centre

Douglas Village

Douglas Golf Club

Maryborough Hotel & Spa

Mahon Point Shopping Centre

Garryduff Sports Complex

Douglas Hall Football Club

The Site

The subject site forms part of the existing Foxwarren development and comprises a greenfield landholding that extends to approximately 2.5 ha (6.17 ac). The site which can be accessed off both Maryborough Hill or Clarkes Hill offers a peaceful and tranquil setting while only being a short distance from Douglas village and Cork city centre. The site has the benefit of full planning permission and is being offered for sale by way of a Best Bids Process.

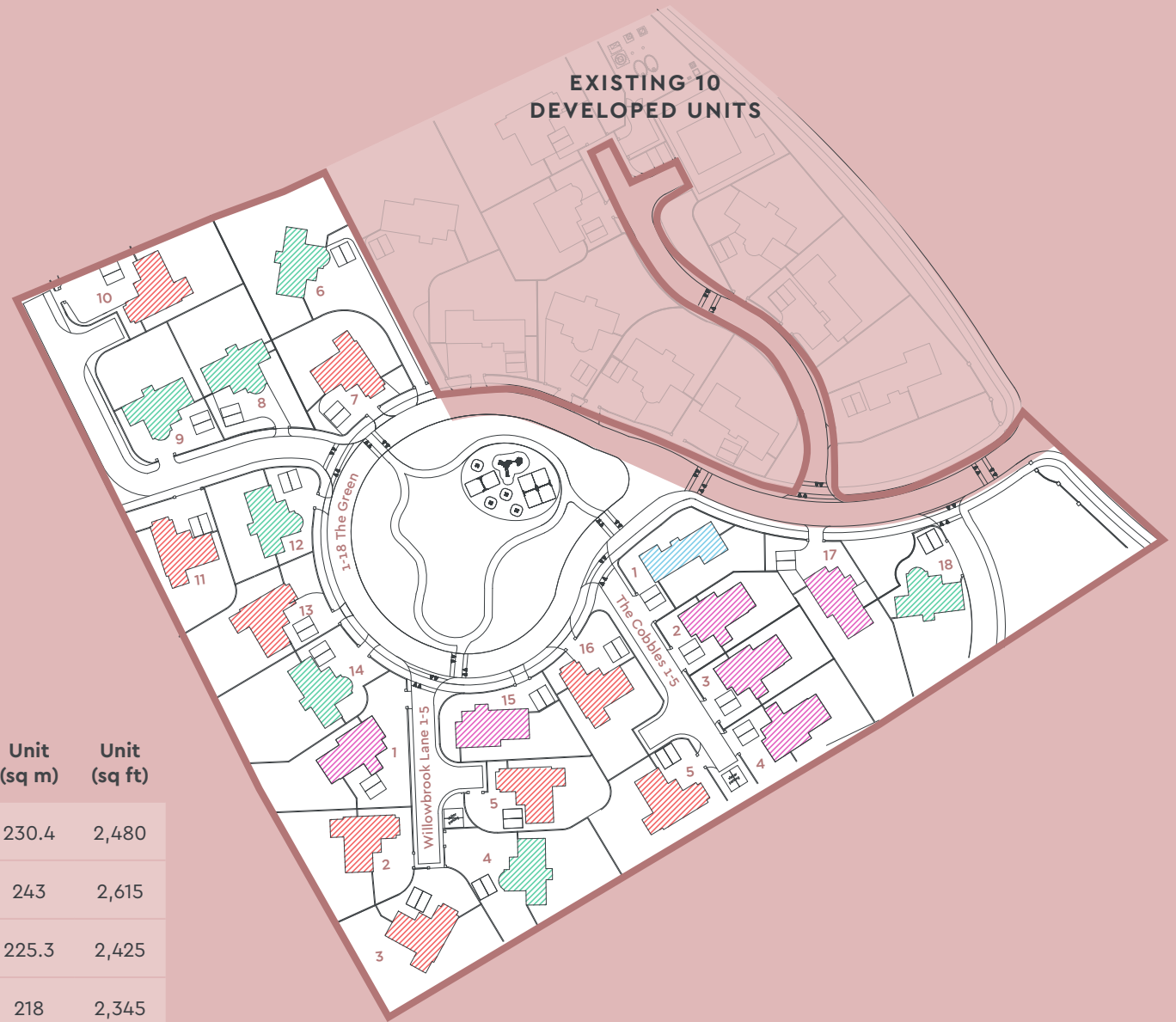
The area is well served by local transport with a bus stop located less than a 10-minute walk from the entrance of the scheme. The 216-bus route provides a regular service (15 min intervals at peak times) to and from Douglas and the city centre.

Planning Permission

The subject site has full planning permission for 23 large, detached houses. Planning was permitted on the 12th April 2019 under reference 18/6393. Planning expiry date is 20th July 2024 (11th April 2024 plus 100 days - 9 day Christmas period (x5) and 55 days of the pandemic period).

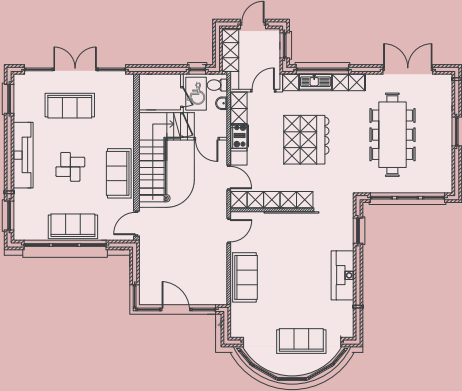
Schedule of Accommodation

House Type	Beds	Description	Storey	No. of Units	Unit (sq m)	Unit (sq ft)
A	5	Detached	2	7	230.4	2,480
B	5	Detached	2	9	243	2,615
C	4	Detached	2	6	225.3	2,425
D	4	Detached	2	1	218	2,345
Total				23		

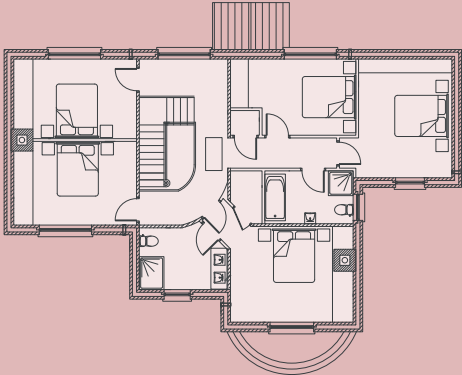


Floor Plans

House Type A:

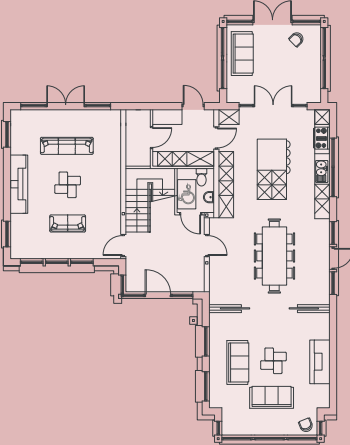


GROUND FLOOR

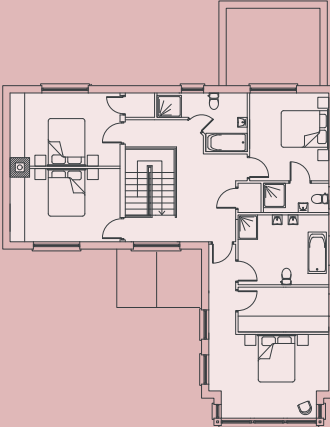


FIRST FLOOR

House Type B:



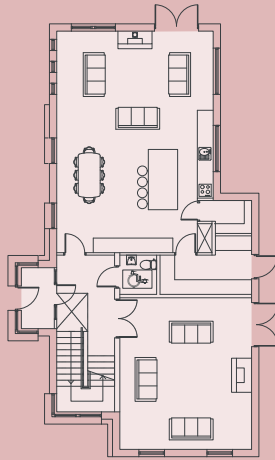
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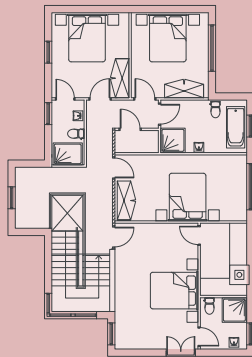
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Floor Plans

House Type C:

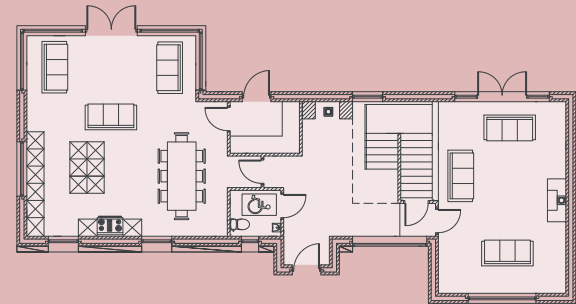


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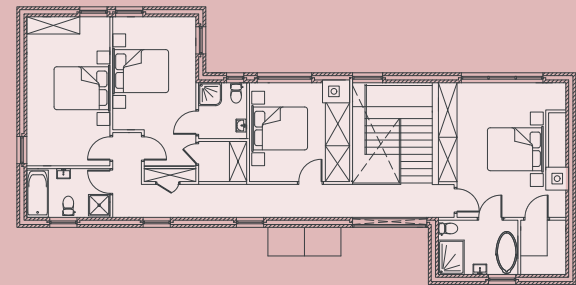


FIRST FLOOR

House Type D:



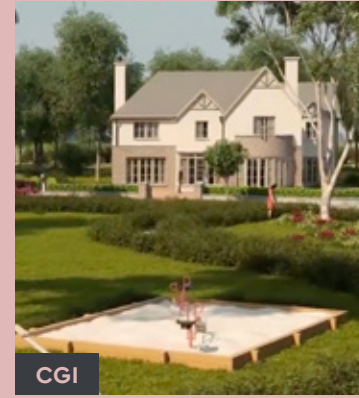
GROUND FLOOR



FIRST FLOOR



CGI



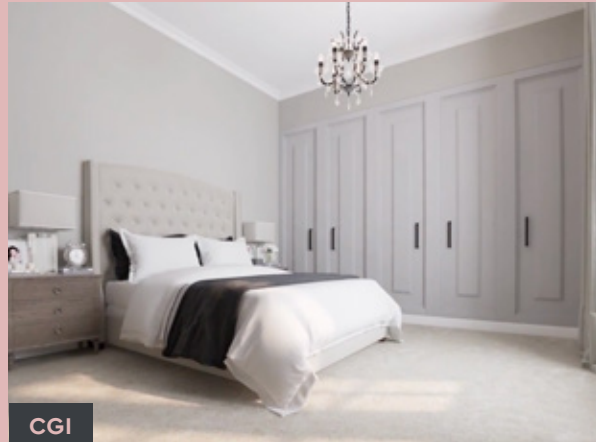
CGI



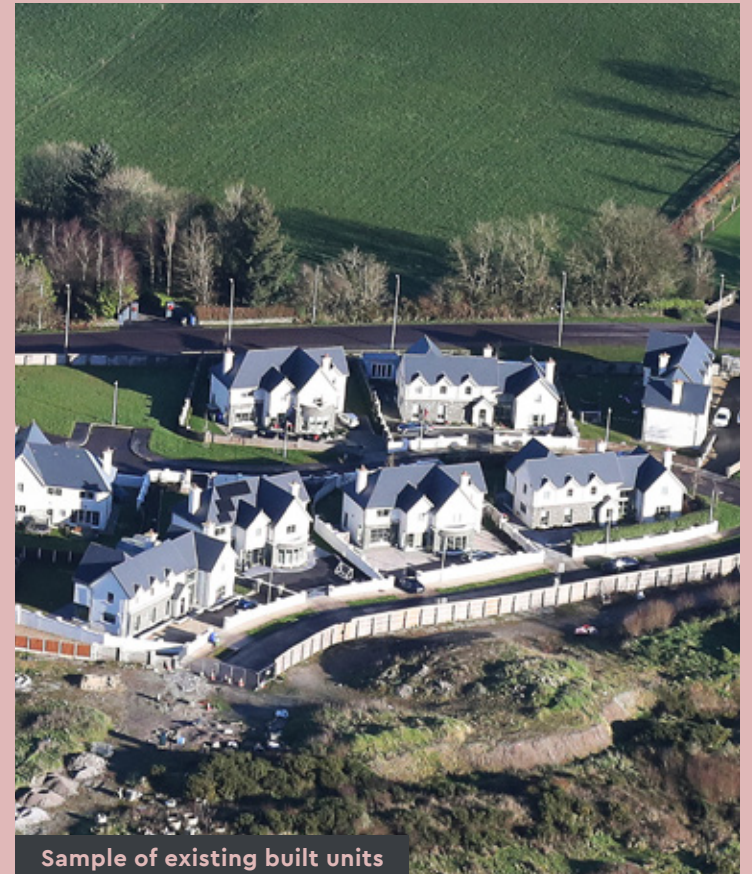
CGI



CGI



CGI



Sample of existing built units

Further Information

Method of Sale

The subject property is for sale by way of a Best Bids process. A detailed Best Bids Process letter highlighting the date, time and requirement of each bid to be submitted. Access to the data site is available on request.

Viewing

By appointment only with the selling agent.

Services

All services are laid to the boundary of the site.

Data Room

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 and the bidding process.

Selling Agents



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