

Development Lands at Ballybrack, Douglas, Cork.



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Nestled in the heart of Ballybrack, Douglas, lies an exceptional development opportunity – a 4.41-acre site with full planning permission for 29 residential units, offering the potential for further units at the southern end of the site.

This superior location, coupled with the site's inherent desirability, presents an unparalleled prospect for developers seeking to create a distinctive and sought-after residential enclave. With only 10% Part V commitment required, this prime development is probably one of the best the city has had to offer in recent years.

Douglas is a thriving village renowned for exceptional amenities and proximity to everything that matters. Being surrounded by esteemed schools, ensuring quality education for families, a vibrant shopping hub brimming with local boutiques and international brands as well as an abundance of scenic parks, sport facilities, and recreational centres catering to diverse lifestyles, makes this the most desirable site on the market.

**DEVELOPMENT
SITE FOR SALE**

**F.P.P. FOR 29
RESIDENTIAL
UNITS**

**PLANNING REF:
(21/40405)**

**BOARD PLEANALA REF:
(312951-22)**

Viewings Strictly By Appointment With Sole Agency



Aerial view of site with overlay of proposed development

Scale 1:1000



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the

SCHEDULE OF AREAS - Proposed Residential Development at Ballybrack, Donnybrook Hill, Douglas.**Summary: (4 x 1 Bed) (6 x 2 Bed) (15 x 3 Bed) (4 x 4 Bed)**

House No.	House Type	Description	No. of Bedrooms	Gross Area (m2)
1	4-G	3 Bed End terrace 2 storey	3	128.60
2	4-A	2 Bed Mid terrace 2 storey	2	89.38
3	4-D	3 Bed End terrace 2 storey	3	114.84
4	4-F	3 Bed End terrace 2 storey	3	126.70
5	4-A	2 Bed Mid terrace 2 storey	2	89.38
6	4-D	3 Bed End terrace 2 storey	3	114.84
7	4-D	3 Bed End terrace 2 storey	3	114.84
8	4-A	2 Bed Mid terrace 2 storey	2	89.38
9	4-A	2 Bed Mid terrace 2 storey	2	89.38
10	4-F	3 Bed End terrace 2 storey	3	126.70
11	4-K	4 Bed End terrace 3 storey	4	174.63
12	4-J	3 Bed Mid terrace 3 storey	3	174.63
13	4-H	3 Bed End terrace 2 storey	3	144.19
14	4-C	3 Bed End terrace 2 storey	3	114.73
15	4-J	3 Bed Mid terrace 3 storey	3	174.63
16	4-J	3 Bed Mid terrace 3 storey	3	174.63
17	4-K	4 Bed End terrace 3 storey	4	174.63
18	1-A	4 Bed Semi-Detached 3 storey	4	174.63
19	2-A	3 Bed Semi-Detached 3 storey	3	144.19
20	2-A	3 Bed Semi-Detached 3 storey	3	144.19
21	1-A	4 Bed Semi-Detached 3 storey	4	174.63
22	4-F	3 Bed End terrace 2 storey	3	126.70
23	4-A	2 Bed Mid terrace 2 storey	2	89.38
24	4-A	2 Bed Mid terrace 2 storey	2	89.38
25	4-E	3 Bed End terrace 2 storey	3	117.32
26	3-B	1 Bed End terrace 1 storey	1	50.50
27	3-A	1 Bed Mid terrace 1 storey	1	50.50
28	3-A	1 Bed Mid terrace 1 storey	1	50.50
29	3-C	1 Bed End terrace 1 storey	1	50.50

Agent : Malcolm Tyrrell Contact : 087 255 4116**Agent : Jackie Cohalan Contact : 087 642 7555****Solicitor: Declan O'Toole , Declan O'Toole & Co. Solicitors**

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