



LAND AT COMPASS HILL

Kinsale Co. Cork

Residential Development Opportunity with Superb Sea Views



EXECUTIVE SUMMARY

- For Sale by Private Treaty
- Elevated site overlooking Kinsale Harbour
- Total site area extends to approximately 2.38 hectares ha (5.9 acres)
- Positive planning history with planning previously granted for 64 units
- Zoned “Established Residential” in the Kinsale Town Development Plan
- Situated on Compass Hill within walking distance of the town centre
- Conveniently located approximately 27kms south of Cork City Centre



LOCATION

The subject property is located in the heart of Kinsale, within walking distance of the town centre and Kinsale harbour.

As a location, Kinsale is one of the most sought-after locations for locals and tourists alike due to the high-quality living environment it provides. Benefitting from its location along the south coast of Ireland, it has proven to be a popular town with population numbers swelling during holiday season. The town boasts numerous boutique style shops, primary and secondary schools, notable restaurants and bars which include a Michelin Star restaurant as well as a number of sporting facilities catering for Soccer, Golf, Rugby, Hockey, GAA, Rowing and Sailing among many others.



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DESCRIPTION

The subject comprises an elevated greenfield site that extends to approximately 2.38 hectares (5.9 acres) in total. The land which sits to the west of Kinsale town centre offers fantastic views across Kinsale Harbour and the River Bandon. The site is situated directly opposite the hugely successful and very popular Convent Garden development where prices for new homes with prices starting at €440,000. Access to the site is via Winters Hill/Compass Hill which links on to St John's Hill providing quick and efficient connection to the harbour and town centre.

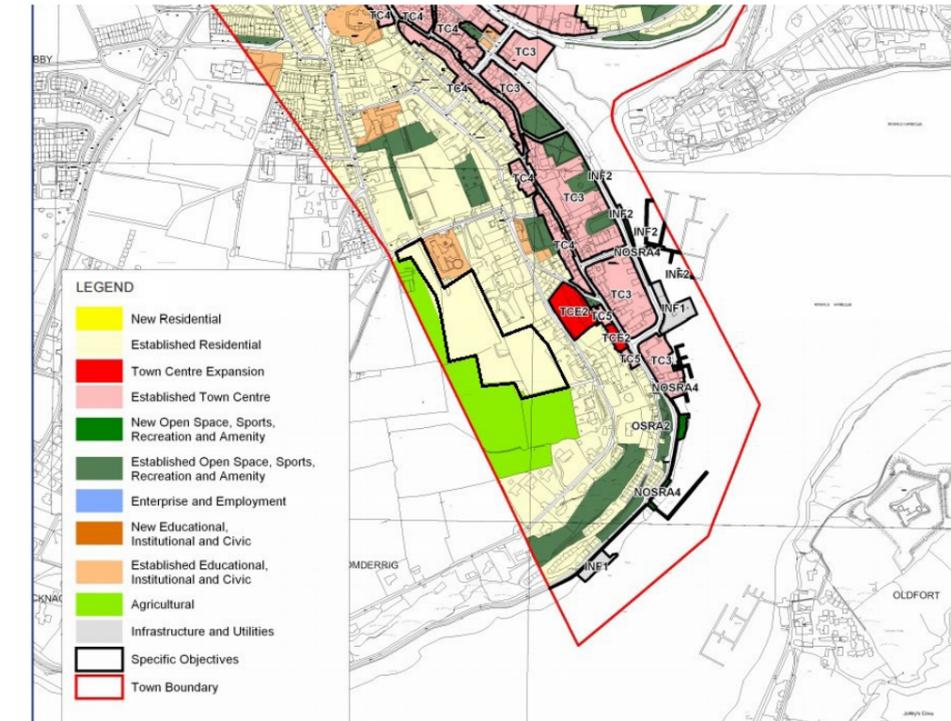


TOWN PLANNING

At present the land is governed by the Kinsale Town development Plan 2009 and is zoned "Established Residential."

A draft of the Cork County Development Plan 2022-2028 was released in May 2021 with the subject lands being zoned as "Existing Residential/Mixed Residential and Other Uses."

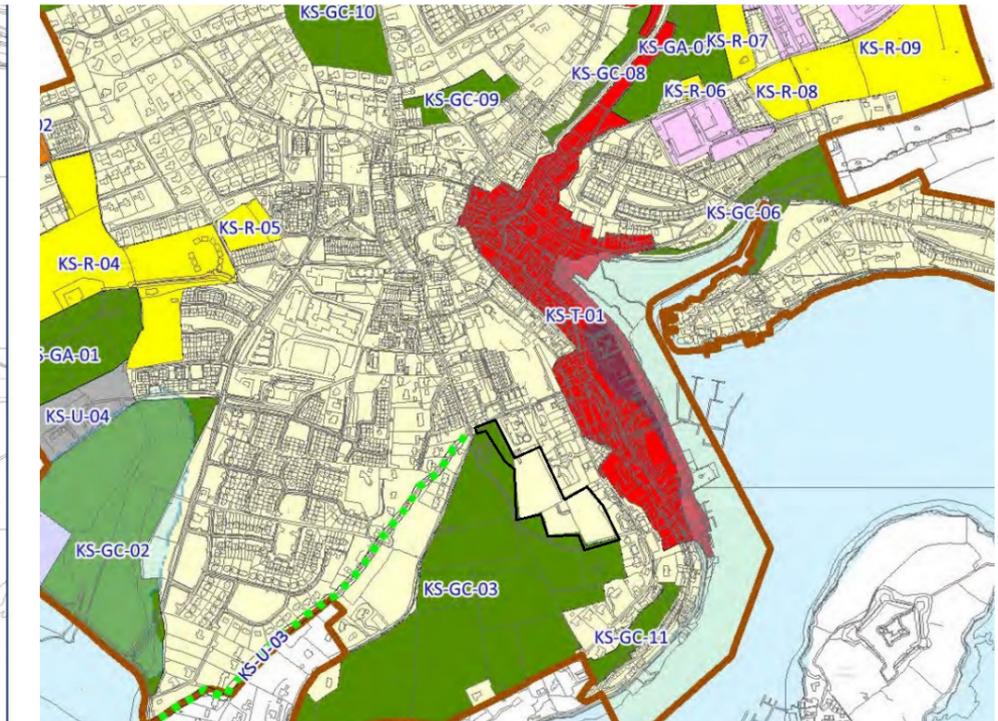
Existing Zoning



DEVELOPMENT POTENTIAL

A planning report has been prepared which, given the characteristics of the site, indicates that the site is suitable of accommodating a density in the region of 20 - 25 units per ha. This equates to 45 - 60 units in total.

Proposed Zoning - Draft Cork County Development Plan 2022 - 2028





For illustration purposes only

METHOD OF SALE

The subject property is for sale by way of Private Treaty.

TITLE

Freehold.

PRICE

On Application.

CONTACT

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