



# LAND AT COMPASS HILL

**Kinsale Co. Cork**

Residential Development Opportunity with Superb Sea Views

**JOSIE  
DINNEEN**  
AUCTIONEER & VALUER

**savills**



EXECUTIVE SUMMARY

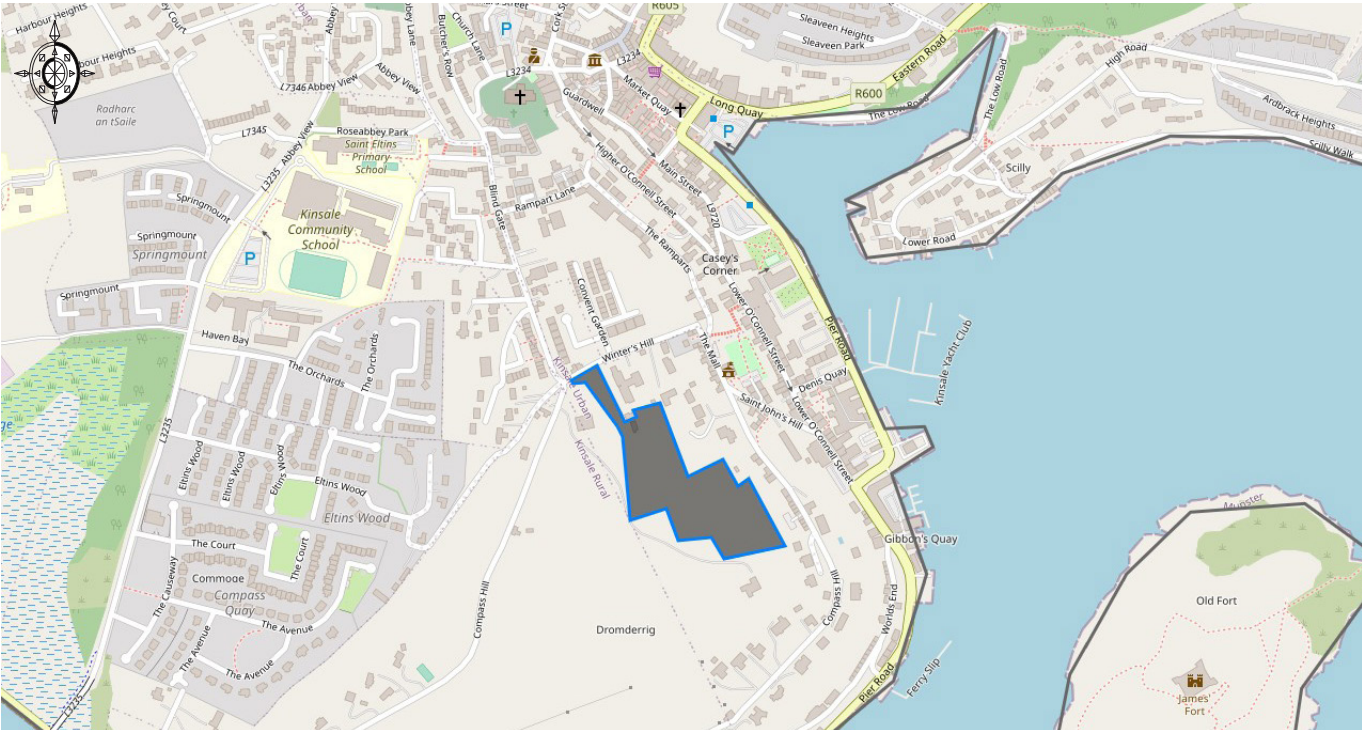
- For Sale by Private Treaty
- Elevated site overlooking Kinsale Harbour
- Total site area extends to approximately 2.38 hectares ha (5.9 acres)
- Positive planning history with planning previously granted for 64 units
- Zoned “Established Residential” in the Kinsale Town Development Plan
- Situated 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.



“ Benefitting from its location along the south coast of Ireland, it has proven to be a popular town. ”





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.

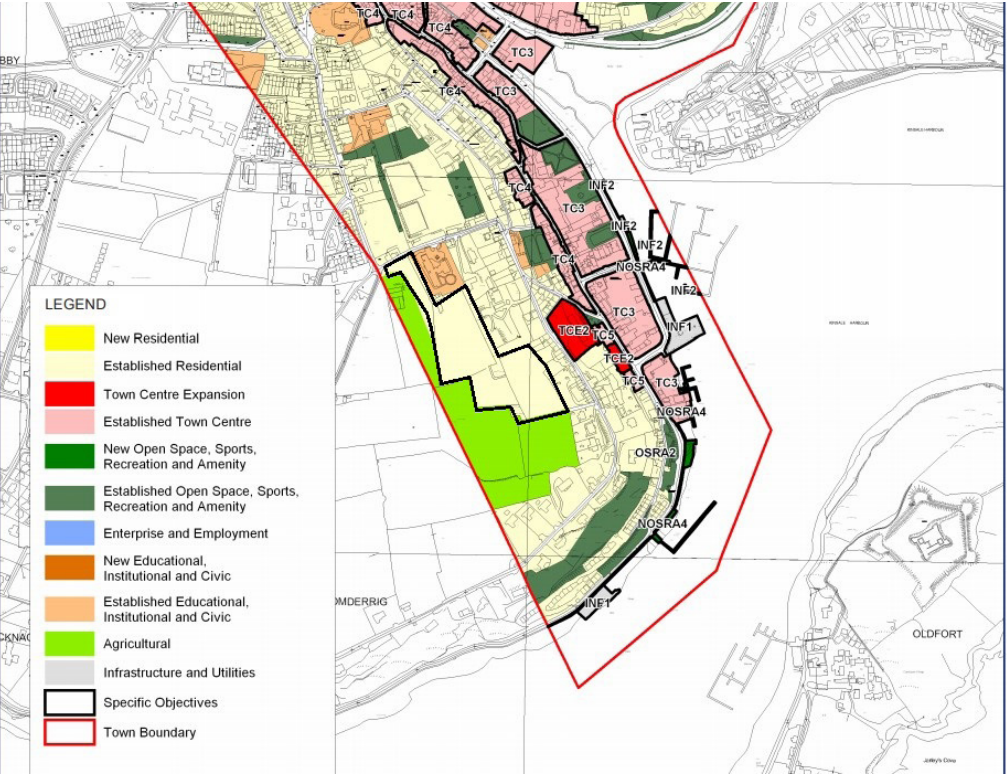


TOWN PLANNING

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.”

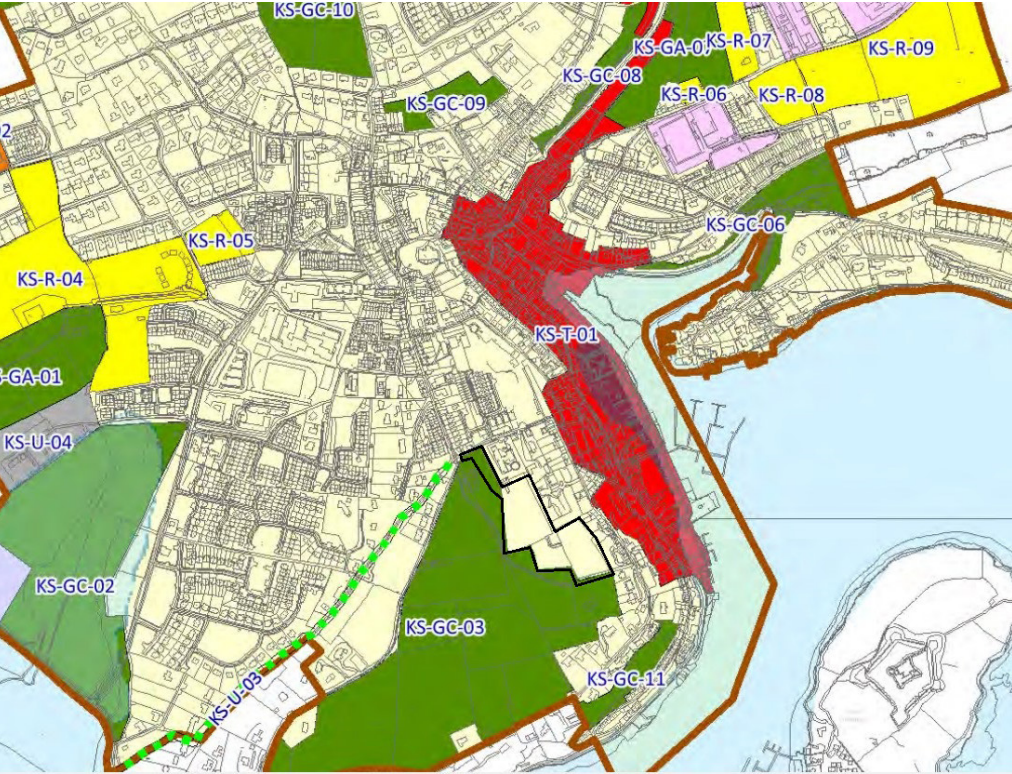
Existing Zoning



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

Joint Selling Agents:

**Savills**  
11 South Mall  
Cork

savills.ie  
PSRA No. 002233

**James O'Donovan**

Savills Ireland  
+353 (0) 21 490 6120  
+353 (0) 83 101 5715  
james.odonovan@savills.ie

**Josie Dinneen Auctioneer & Valuer**  
Market Street  
Kinsale

jdpropertykinsale.ie  
PSRA No. 003214

**Josie Dinneen**

Josie Dinneen Auctioneer & Valuer  
+353 (0) 21 477 2635  
+353 (0) 87 231 7324  
info@jdpropertykinsale.ie



### DISCLAIMER

Savills Ireland 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 Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its 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. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.