



# Development Opportunity Site at Broguemakers Hill, Blarney Street, Cork

## Basis of Sale

The property is being offered for sale by Private Treaty by the sole selling agent Savills.

## Price

Offers in excess of €825,000.

## Services

We understand that mains water & drainage are available however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

## Title

Freehold.

## Viewing

Strictly by appointment through the sole selling agents only.

## BER Details

Available on request



Selling Agent

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For Sale by Private Treaty



## SALE HIGHLIGHTS

- Excellent opportunity to acquire a Brownfield site in the heart of Cork City.
- Conveniently located less than 750 metres from St. Patrick Street.
- Ideally located within 400 metres of Cornmarket Street.
- Zoned Inner City Residential Neighbourhood.
- Site extending to approx. 0.22 hectares (0.55 acres).

## THE OPPORTUNITY

Sole selling agent Savills is delighted to offer for sale by private treaty this development opportunity located at Broguemakers Hill. The site is accessed from Cork City Centre via Shandon Street and has the benefit of dual access from Blarney Street and a pedestrian access from Old Market Place. The opportunity now exists to acquire this 'Inner City Residential Neighbourhood' zoned site.

## LOCATION

The subject site is located on Broguemakers Hill on the city end of Blarney Street just north of the River Lee. The location is a mature area with a mix of residential and commercial premises. The property is easily accessible from Cork City centre via Griffith Bridge which links Shandon Street to Kyril's Quay and Cornmarket Street.

Surrounding occupiers in the area include Irwins pharmacy and the Gate Cinema while Cornmarket Street which occupies retailers such as TK Maxx and Lidl is located a mere 400 metres to the south. Cornmarket Street also offers an array of popular bars and restaurants such as The Bodega, The Rising Sons Brewery and The Cornstore Restaurant.

## THE PROPERTY

The property itself consist of an existing retail unit that sits on a large elevated site overlooking the city. The site extends to approximately 0.55 acres and benefits from access off Blarney Street as well as a pedestrian access off Old Market Place.

## ZONING

Under the Cork City Development Plan 2015 – 2021, the land is zoned "Inner City residential Neighbourhoods." The zoning objective is to reinforce the residential character of inner city residential neighbourhoods, while supporting the provision and retention of local services, and civic and institutional functions.

