



Prime Development Opportunity with F.P.P

Clarke's Hill,
Rochestown, Cork

For Sale by Private Treaty

Clarke's Hill, Rochestown, Cork

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THE SITE



Location

- The subject site is located at the northern end of Clarke's Hill approximately 2km east of Douglas Village and all local amenities.
- The property is situated directly opposite the popular Mount Oval development which comprises a mature residential estate type development of approximately 30 large detached houses.
- Rochestown is largely considered one of Cork's most prestigious residential locations and given the sought after address with properties in the area regularly achieve strong sales and rental values which is borne out of strong demand from a range of buyers in the market to include those "trading up and trading down".
- The heart of Douglas lies in the charming village which has an array of boutiques, atmospheric bars and renowned restaurants and is bookended by two excellent shopping centres – Douglas Court and Douglas Village shopping centres with retailers including the likes of Marks & Spencer, Dunnes Stores and Tesco.
- Mahon Point Shopping Centre and Retail Park are approximately 4kms north east of the site.
- The area also offers a high-quality living environment with eight primary and five secondary-level schools, four churches and 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.
- Nearby amenities include a bar/restaurant, medical/dental surgeries, a crèche and pharmacy are located adjacent in Mount Oval Village.



DISTANCE FROM PROPERTY

Douglas Village	2km
Douglas Golf Club	3.5km
Garryduff Sports centre	1km
Hop Island Equestrian Centre	2km
Douglas Lawn Tennis Club	4km
Mahon Point Shopping Centre	4km
Cork City Centre	6km
Monkstown	8km
CUH	9km
Virgin Media Park	5km
Pairc Ui Chaoimh	7.5km
Jack Lynch Tunnel	6km
Maryborough Hotel & Spa	2km
Rochestown Park Hotel	1.5km

CORK EMPLOYMENT BASE

Cork offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. Global employers such as Dell EMC, VM Ware, Analog Devices, Pepsico, Qualcomm and Apple are based in Cork.

Cork also has a strong Life Sciences sector that features Johnson & Johnson, GSK, Pfizer, Janssen Biologics and Lilly, the majority of which are located at Little Island/ Ringaskiddy within 10km of the site.

The Site

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Sale Highlights

- Superbly located in one of Cork's most prestigious residential addresses.
- Conveniently situated within close proximity of the N28 and N40.
- Total site area extends to approx. 2.91 ha (7.2 ac).
- Extensive frontage to Clarke's Hill.
- Additional pedestrian access point off the Rochestown Road.
- F.P.P for 100 bed nursing home and 47 independent living units.
- Potential to develop a high quality residential scheme S.P.P.
- 5 bed detached property extending to approx. 2,551 sq ft.
- Gated access and tree lined avenue off Clarke's Hill.
- Elevated site with fantastic views over Douglas River.



PRIME RESIDENTIAL DEVELOPMENT LAND | SUPERB DETACHED PROPERTY

CLARKE'S HILL - CORK

The Site

- The subject site extends to 2.91 ha (7.2 acres) in total and is located at the northern end of Clarke's Hill within immediate proximity of the Rochestown Road and South Link Road on/off ramps.
- The site is irregular in configuration and has the benefit of two existing access points,
 - Vehicular access off Clarke's Hill
 - Pedestrian access providing superb connectivity to the Rochestown Road
- Local bus stops (bus route 216 and 223) along the Rochestown Road provide a regular services to and from the city centre.
- The elevated site provides uninterrupted views for 50km to include Mullaganish on the Kerry border, Glenville, Fermoy and the Galtee Mor on the Tipperary Limerick border.
- It also offers a panorama of Cork City, the Elysian, Pairc Uí Chaoimh, the Douglas Estuary and Lough Mahon.
- The surrounding area is characteristically residential by nature with a number of one off large detached houses located along the southern boundary while there are a number of detached houses in a linear formation situated along the northern boundary.
- Mature trees and hedgerows are located along each boundary which provide for a highly attractive and secluded setting.



PRIME RESIDENTIAL DEVELOPMENT LAND | SUPERB DETACHED PROPERTY

CLARKE'S HILL • CORK

Zoning & Feasibility

Zoning

The subject site is governed by the Cork City Council Development Plan 2022 and is zoned “ZO 01 Sustainable Residential Neighbourhoods”.



Feasibility

Based on density targets set out by the city development plan, it is anticipated that a residential scheme of 100 + units could be achieved on site subject to achieving the necessary grant of planning. Sample layout below.



Planning Permission

The site has the benefit of full planning permission for the following:

- The demolition of an existing dwelling and all associated structures
- The construction of a 100 bed nursing home and 47 independent living units broken down as follows:
 - The construction of a 2 storey over basement nursing home building comprising 100 bed spaces
 - 27 apartments in 2no. 3 storey blocks.
 - Block 1 – 15 units
 - Block 2 – 12 units
 - 20no. townhouse units



Planning Permission

Sample Computer Generated Images of permitted scheme.



Additional Information

The House

The property comprises a large 1970's five bedroom detached house in need of substantial repair that overlooks the Douglas River.

Title

Freehold / long leasehold.

Data Site

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including maps, topography survey, services report, title summary and planning / feasibility information.

Price

Offers in excess of €3,750,000.

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The Team



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THANK YOU