



**BULL'S POINT**  
BALTIMORE, CO. CORK



\* for identification purposes only

## FOR SALE BY PRIVATE TREATY

### UNIQUE WATERFRONT DEVELOPMENT OPPORTUNITY



- Prime residential development site extending to 2.8 acres (1.14 Ha) approx
- Unrivalled panoramic sea views
- Superbly located in the centre of Baltimore Village, with extensive water frontage
- The site includes a number of substantial attractive stone buildings fronting directly onto the water (Formerly Baltimore Boat Yard)

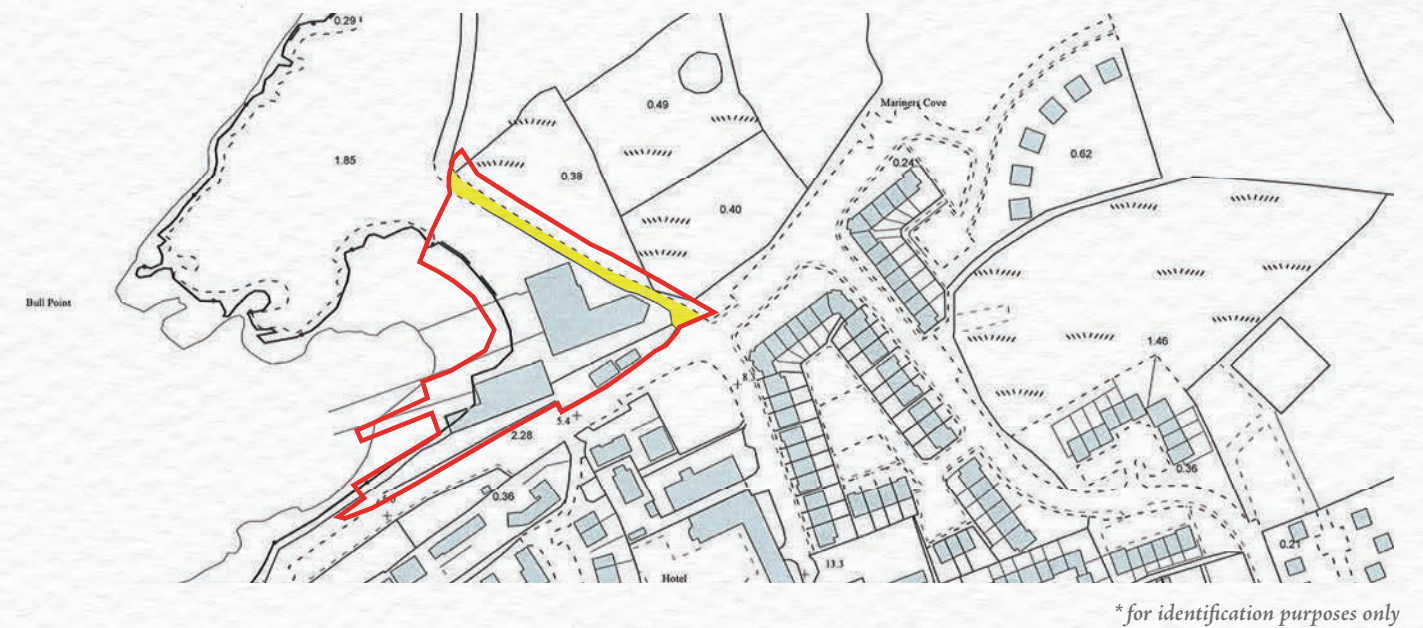




## LOCATION

The property is centrally located in the village of Baltimore, overlooking Baltimore Bay, just 15 minutes from the market town of Skibbereen and 90km from Cork City. The site is minutes from the village square, adjacent to the new north pier. Baltimore is a much sought after residential location and offers a wide range of services and amenities to the local community and is considered one of the best places in West Cork to live.

## SITE MAP



## PLANNING APPLICATION DETAILS (Ref: No. 08510)

Demolition of five number existing sheds, erection of 12 number three-storey, three bedroom terraced houses, seven number two-storey three bedroom terraced houses, over seven number commercial units, one number five-storey guest house comprising 18 number bedrooms, one number operators apartment, reception area, restaurant, breakfast room, commercial kitchen, refrigerated and dry goods food storage and one number commercial/retail services unit, refurbishment of existing disused industrial shed and conversion to commercial/retail services space. The development will also include 89 surface car parking spaces, external bin storage, an Electricity Supply Board substation, wastewater treatment plant, provision of small craft boatyard including a slipway, provision of a pedestrian walkway, two number underground low pressure gas tanks and all ancillary site works, on a site of 1.14 hectares (2.8 acres) at the former Boatyard and engine shed near Bull Point, Baltimore, County Cork.

The above planning permission was previously granted by Cork County Council for a mixed use residential and commercial scheme.

This permission was overturned by An Bord Pleanala due to lack of services and a concern over height of one of the proposed buildings. We understand that the services issue has been resolved. Potential purchasers however should satisfy themselves on services and planning issues.

## DESCRIPTION

The property comprises a rare waterfront development opportunity extending to approximately 2.8 acres (1.14 Ha) with approx. 180 metres of road frontage. It occupies an unrivalled water front location in the picturesque village of Baltimore West Cork, with stunning uninterrupted sea views of Baltimore Bay and Sherkin Island.

The property previously operated as Baltimore Boat Yard and a number of large attractive stone buildings fronting directly onto the water and substantial building frames remain on site.

## ZONING

Under the Skibbereen Electoral Area Local Area Plan (Second Edition 2015) the site is zoned "X-02". Under this zoning designation the objective is to provide a range of residential and commercial uses.



## TITLE / LICENCES

We understand the property is held on a part Freehold, part Leasehold Title.

The property has the benefit of a foreshore licence for a term of 99 years from 1981, which allows for marina development in the future.

There is a right of way over the eastern portion of the site with forms part of a public road (outlined in yellow on the site map).

## VIEWING

Strictly by appointment with sole selling agent.



## SELLING AGENTS



**John Downing** FSCSI FRICS

P: 021 427 1000

M: 087 255 0772

E: [jdowning@downing.ie](mailto:jdowning@downing.ie)



**Des Lennon**

P: 01 673 1617

E: [des.lennon@eu.jll.com](mailto:des.lennon@eu.jll.com)



**Anthony Quinlin**

P: 021 427000

M: 086 0661404



**Daragh Sheehan**

P: 01 673 1600

E: [daragh.sheehan@eu.jll.com](mailto:daragh.sheehan@eu.jll.com)

## SOLICITORS

**Liz Murphy,**

Wolfe & Co. Solicitors,  
Market Street,  
Skibbereen,  
Co. Cork.  
P81 w603

Phone: +353 (0)28 21177

Email: [info@wolfe.ie](mailto:info@wolfe.ie)



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