



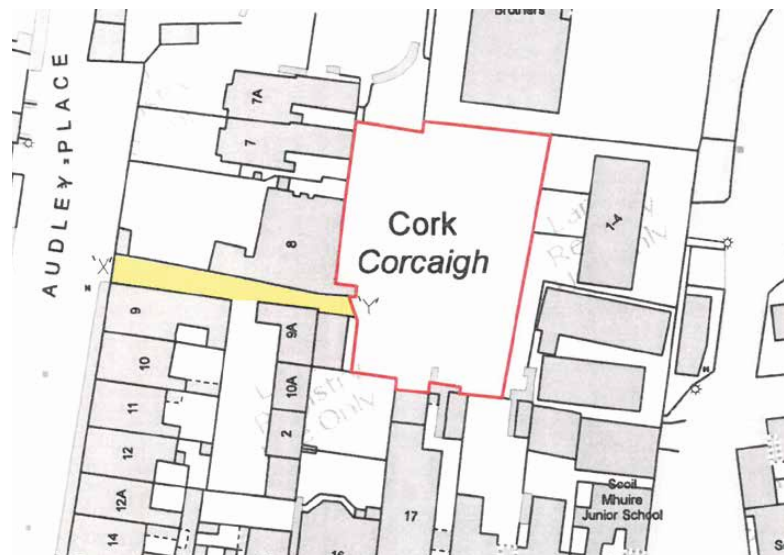
SUPERB DEVELOPMENT OPPORTUNITY

## SITE AT THE GABLES, ST PATRICKS HILL, CORK



021-427 5079

- Prime development site
- Site extends to approx. 0.12 hectares (0.30 acres)
- Excellent location just off St Patricks Hill within walking distance of Cork city centre
- Zoned 'Residential, Local, Services & Institutional Uses'





**LOCATION**

The property is situated at The Gables to the north of Cork city centre in a superb location just 200m from St Patrick Street. The Gables is situated on the east side of St Patricks Hill midway between its intersections with Patrick's Place and Olde Youghal Road. The surrounding area comprises principally education, office and administration users in multi storey period buildings with a number of schools in the vicinity to include Christian Brothers College, Soil Mhuire, Hewitt College and Bruce College.

**DESCRIPTION**

The property comprises a compact development site of approx. 0.30 acres (0.12 hectares). The site is laid out in two main tiers and is currently overgrown. Boundaries are defined by block walls on all sides. Access is by means of a right of way through a shared access road off St Patricks Hill to the west.

**TOWN PLANNING/ZONING**

The subject property is situated within an area zoned 'Residential, Local Services and Institutional Uses' under the Cork City Development Plan 2015-2021. Its objective is 'to protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies'. There are expired planning permissions for residential development to comprise 8 no. townhouses, car parking and associated works (ref no. 06/30614) and one bed private dwelling, car park and associated works (06/31432).

**TITLE**

Long leasehold Title. Full details available on request.

**SOLICITOR**

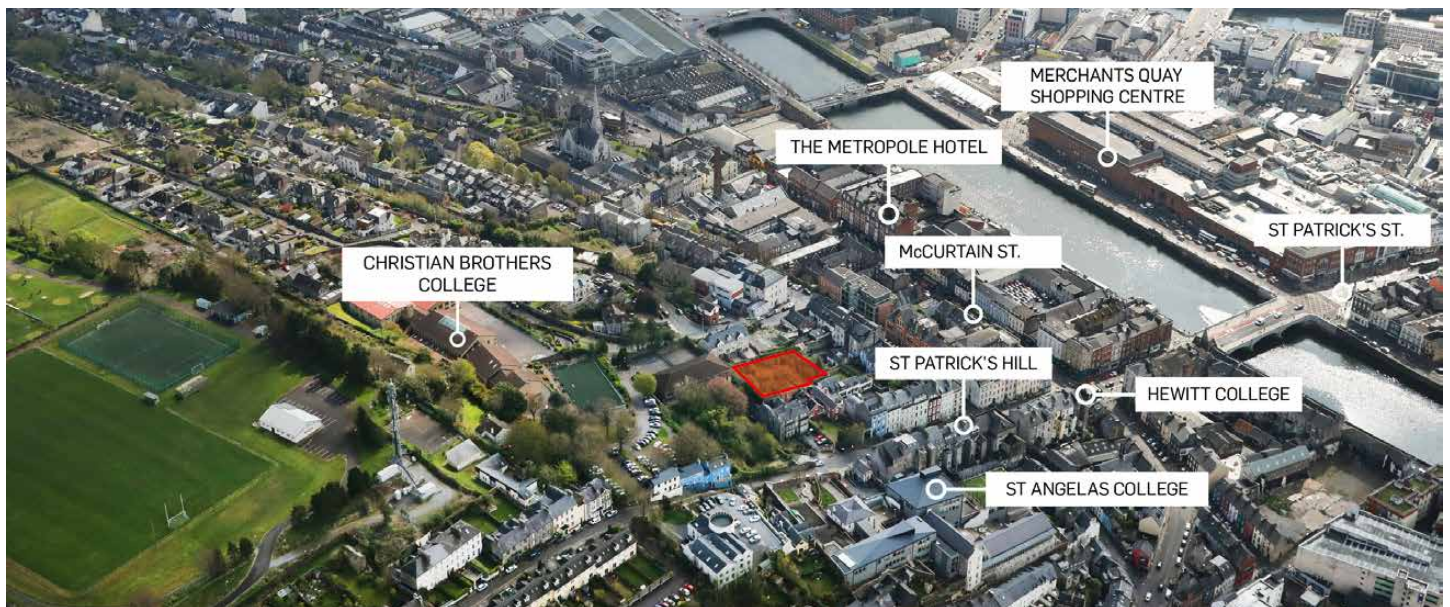
O'Donnell Breen-Walsh O'Donoghue Solicitors, Trinity House, 8 George's Quay, Cork

**GUIDE SALE PRICE**

€500,000 plus vat if applicable.

**FURTHER INFORMATION / VIEWING**

For further information/viewing please contact:  
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