

Lisney

For Sale



Model Farm Road, Cork

Former Care Home with Development Potential (SPP)

On approximately 0.35 Hectares (0.86 acres)

Victoria Cross

Dennehys Cross





Prime Development
Opportunity
in Cork's most sought
after residential
location



Location

The property is located on the south side of Model Farm Road at its eastern end close to the junction with Dennehy's Cross approximately 3km west of Cork city centre with convenient access to the South Ring Road network.

The surrounding area is mainly residential in character with a series of mature residential housing estates and exclusive detached houses in the immediate vicinity.

The property is in a superb convenient location with UCC situated approx. 1.2km to the east, MTU 1.9km to the west and Cork University Hospital and Wilton Shopping Centre 1.2km to the south. Cork Business and Technology Park with occupiers including Boston Scientific, Trend Micro, Alcon Ireland and Pilz is approx. 1km to the northwest on north side of Model Farm Road.

Mount Mercy secondary school and St Catherine's national school are located within walking distance of the property.





County Hall

City Centre

UCC

The Property

Dennehys Cross

Model Farm Road

CUH

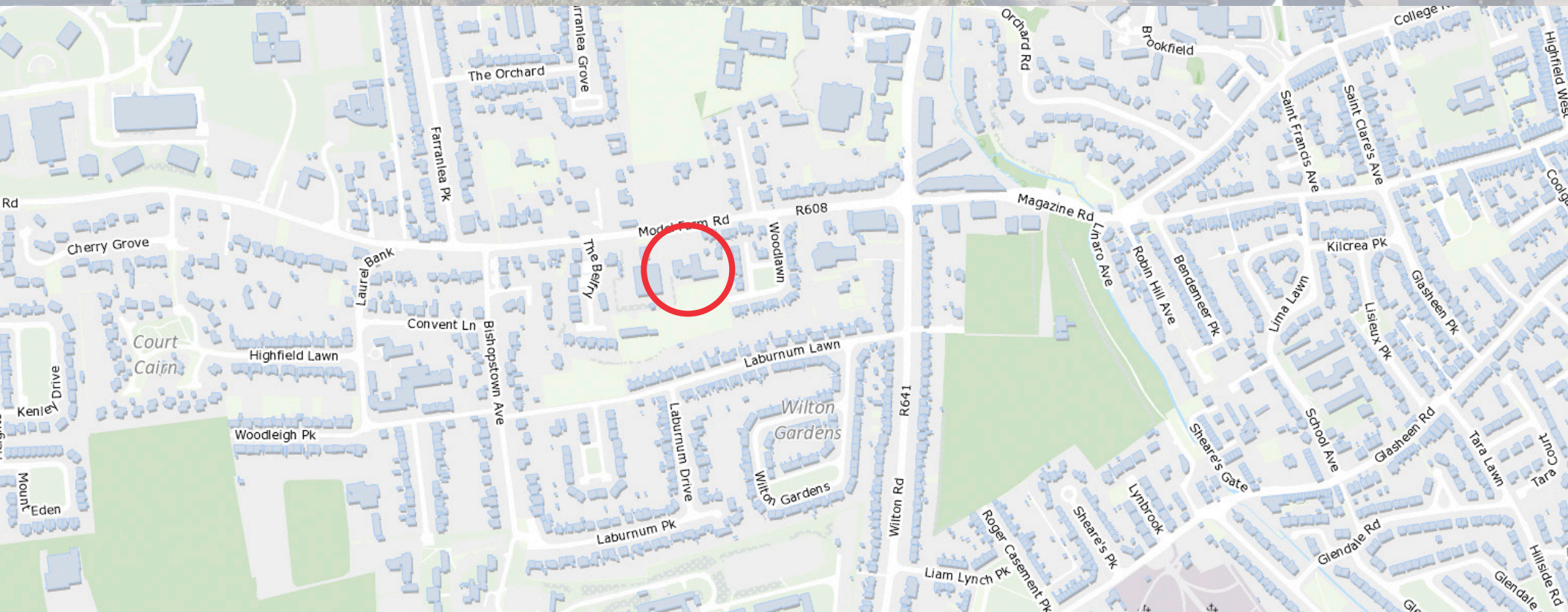
ALDI

Wilton Shopping Centre

LIDL

Sarsfield Road

Bishopstown Road



Description

The property comprises a purpose built detached part single part two storey former care home with a floor area of approximately 867 sqm (9,323 sq ft) and is situated on a regular shaped site extending to approximately 0.35 hectares (0.86 acres).

Internally the property is presented in good condition and is laid out to include an oratory, fully fitted commercial kitchen, laundry room, dining room, living room, tv room, dayroom, linen room and approximately 20 bedrooms.

Externally the site is laid out with mature landscaped gardens, ample surface car parking to the front and road frontage of approximately 140ft onto Model Farm Road.

Accommodation

Floor	Sqm	Sqft
Ground	771	8,294
First	96	1,029
Approx. Total	867	9,323



Town Planning/ Zoning

Zoned 'sustainable residential neighbourhoods' in the current Cork City Draft Development Plan 2022 – 2028

Services

All main services are available to the property.
Heating of the building is by means of gas fired central heating.

Title

Freehold

BER Information

BER: C2
BER Number: 800833840

Solicitor

Mr Philip Comyn
O'Connor Dudley & Comyn Solicitors
West End | Mallow | Co Cork

Guide Sale Price

€1,300,000

Viewing

Strictly by appointment through sole agents Lisney

For further information

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.