

FOR SALE

Montenotte House and the Honan Home, Montenotte, Cork



Residential and Development Opportunity Montenotte, Cork

Property Highlights

- * Prime residential and development opportunity in Montenotte
- Elevated location benefitting from stunning views overlooking the River Lee and the city
- Situated only 1 km north east of Cork city centre between Middle Glanmire Road and Lover's Walk
- Two substantial period houses with extensive gardens and grounds extending to approximately 2.12 ha (5.24 acres)
- Lands zoned for development
- Significant development potential and suitable for a range of uses subject to planning permission
- For sale in one or more lots
- BER exempt

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Montenotte House, Middle Glanmire Road and the Honan Home, Lover's Walk, Montenotte, Cork

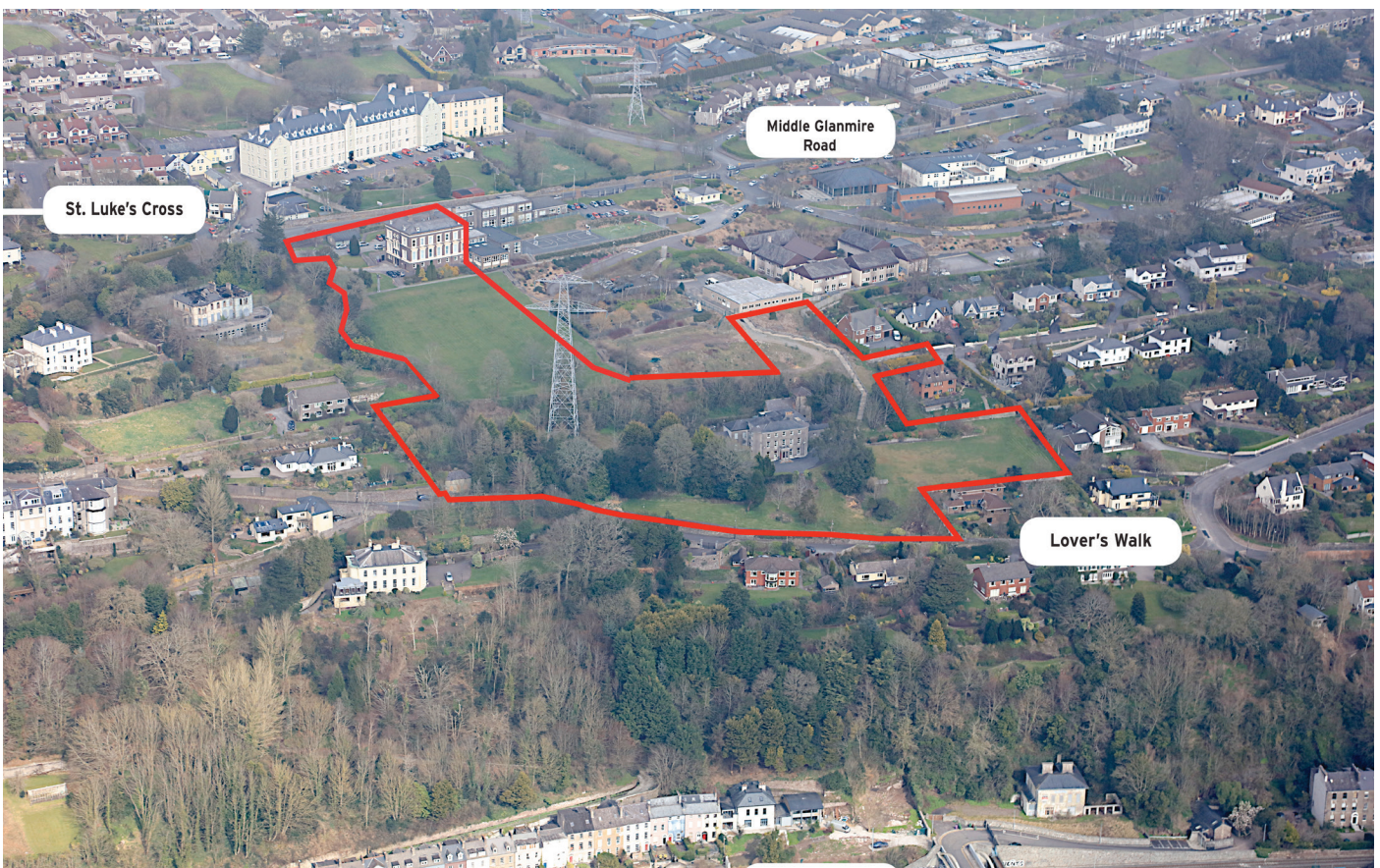
The Location

The property occupies an elevated position benefitting from stunning views overlooking the River Lee and the docklands area south of the river between Middle Glanmire Road and Lover's Walk in Montenotte. It is situated approximately 1 km north east of Cork city centre between St. Luke's Cross and the North Ring Road. The surrounding area is predominantly in residential use with a variety of housing types.

A wide variety of amenities are provided at St Lukes Cross 500 metres to the west including a number of shops, restaurants and public houses. The area provides for a mix of residential uses in modern and traditional terraced, semi-detached and detached houses in this popular residential location close to Cork city centre. The property is also situated close to various Cope Foundation facilities, Montenotte Care Choice retirement home and also the Falcon Hill estate to the east.

Description

The property comprises an extensive elevated residential and development opportunity extending to approximately 2.1 ha (5.2 acres). It includes two substantial period residences, namely Montenotte House and the Honan Home. Montenotte House and its adjoining gardens form the northern portion of the property, while the Honan Home including both gardens and other lands comprises the southern portion of the property. The overall property has extensive frontage to Middle Glanmire Road and Lover's Walk. It is accessible from both routes, while it is also accessible from Falcon Hill.



Planning

Under the Cork City Development Plan 2015-2021, the northern portion of Montenotte House comprising the house itself, the car park and the area immediately to the west of the house is zoned 'Residential, Local Services and Institutional Uses'. The remaining lands included with Montenotte House are zoned 'Landscape Preservation Zone' and are also subject to a specific objective relating to the preservation and protection of the topography, the visually important nature of the land, the setting of the land adjacent to an existing landmark building or protected structure and the use of the land as institutional open space.

The Honan Home and its extensive grounds are zoned 'Residential, Local Services and Institutional Uses' under the City Development Plan.

Both Montenotte House and the Honan Home are Protected Structures and the entirety of their grounds are also designated as an 'Area of High Landscape Value'.

Method of Sale

For Sale by Private Treaty in One or More Lots comprising:

Lot 1: The Entire

Lot 2: Montenotte House

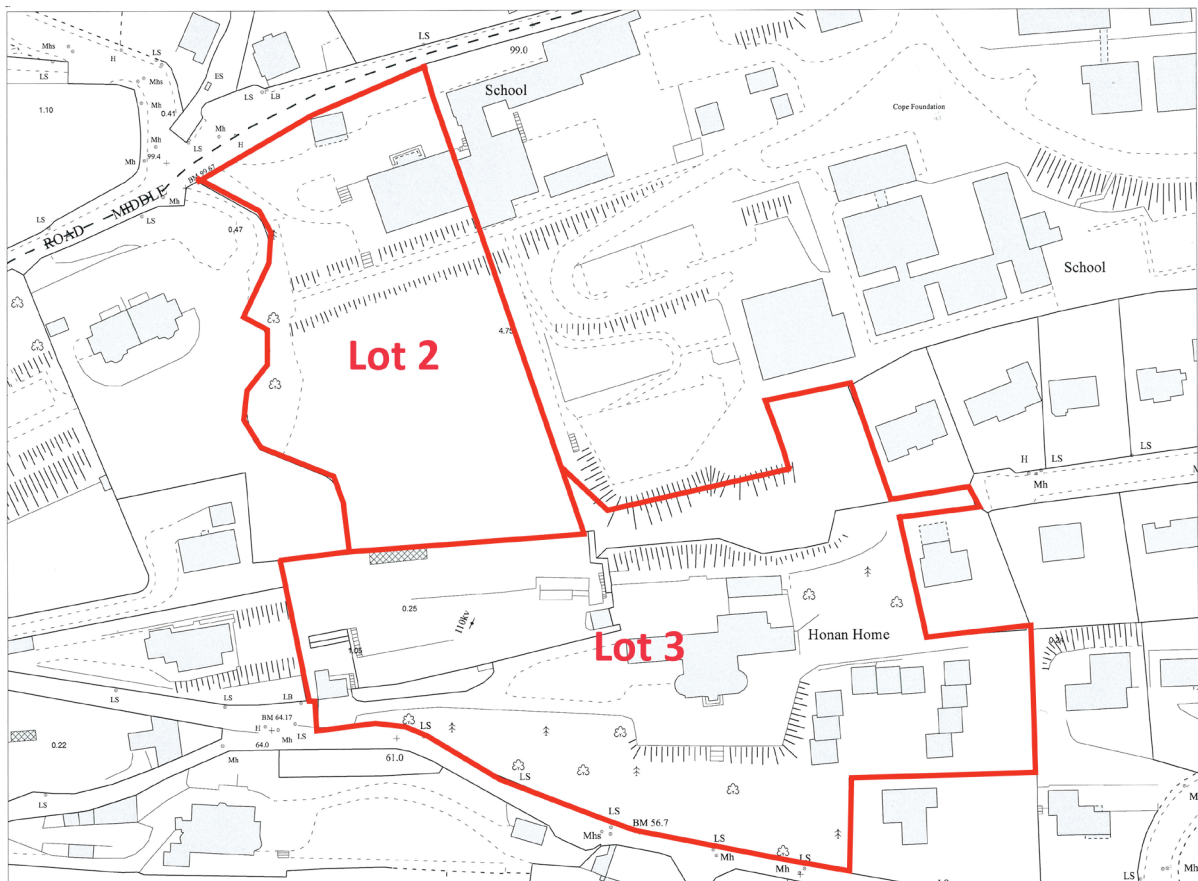
Lot 3: The Honan Home

Montenotte House

Montenotte House which was constructed in the late 19th century comprises a three storey over basement period house which retains many of its original features. The house extends to approximately 1,094.6 sq.m (11,782 sq ft) and is southerly facing to the rear with magnificent views over its extensive sloped gardens of approximately 0.78 hectares (1.95 acres) and areas beyond. Montenotte House has extensive frontage to Middle Glanmire Road and is accessed directly from this road.

The house which is generally of traditional construction includes a substantial atrium with internal first floor balcony with several period features under a large domed roof. A large canopy supported by stone columns is provided along the front of the house which is in need of repair. The ground and first floors are currently in office use, while the attic and basement are presently used for storage only and require refurbishment before they would be suitable for residential or commercial use.

The area to the north and west of Montenotte House provides extensive paved car parking areas and also includes a single storey structure extending to approximately 49 sq m (526 sq ft) currently in an educational and activity use, while the gardens to the south are mainly in grass. Montenotte House and the Honan Home share an extensive boundary along the southern end of these gardens.

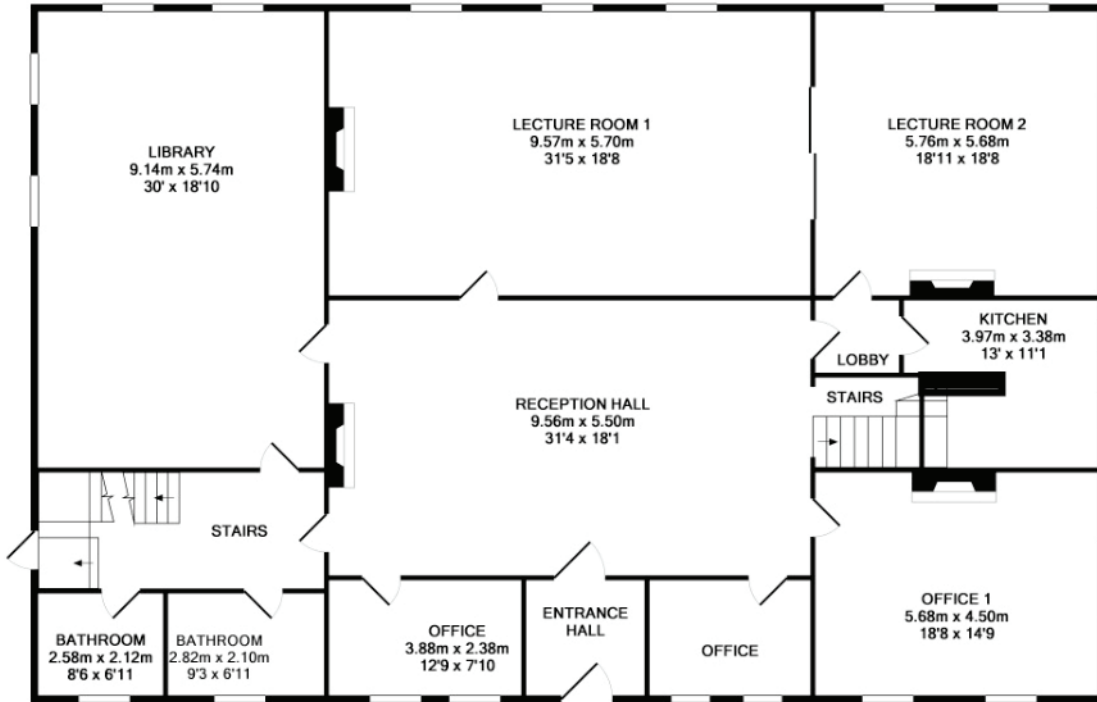


Accommodation

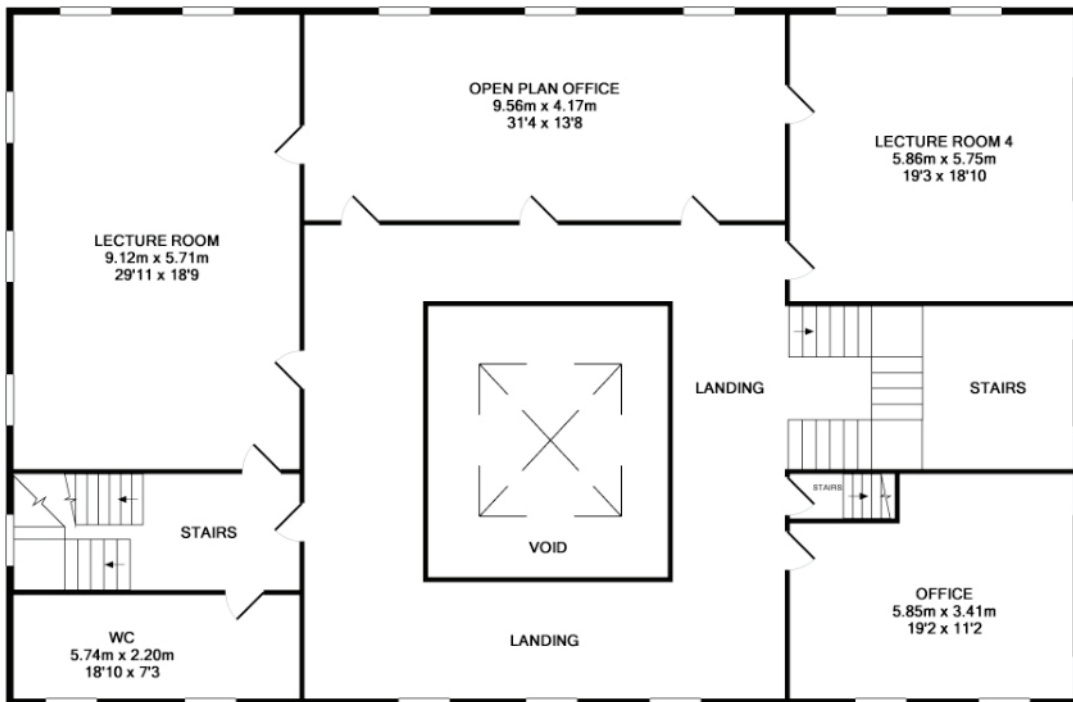
The configuration of the property is as follows:

Floor	sq m	sq ft
Ground Floor	304.21	3,274
First Floor	258.02	2,777
Second Floor	221.72	2,386
Basement	310.66	3,343
Total	1,094.61	11,782





GROUND FLOOR



1ST FLOOR

The Honan Home

The Honan Home comprises a period house constructed in the early 19th century onto which a number of extensions were constructed in the second half of the 20th century. Accommodation is provided over three floors in the original house to the front and over two floors in the various extensions to the rear. The house extends to approximately 889.12 sq m (9,571 sq ft) and is southerly facing to the front looking onto the substantially wooded gardens of approximately 1.33 hectares (3.3 acres). The Honan Home has extensive frontage to Lover's Walk and is accessed directly from this road in addition to a further entrance from Falcon Hill.

The original house appears to be of traditional construction, with three storey bows to the west and east of the front elevation. The house is presently vacant and has not been in use for a number of years.

The property includes a long driveway leading from Lover's Walk to the Honan Home under a canopy provided by large trees on either side of the road. A substantial derelict two storey gate lodge is provided at the entrance to the property with a large walled garden located to the rear of the lodge which continues towards the centre of the property and the Honan Home itself. A large yard is provided to the rear of the house off which the walled garden is accessible. A small single storey modern

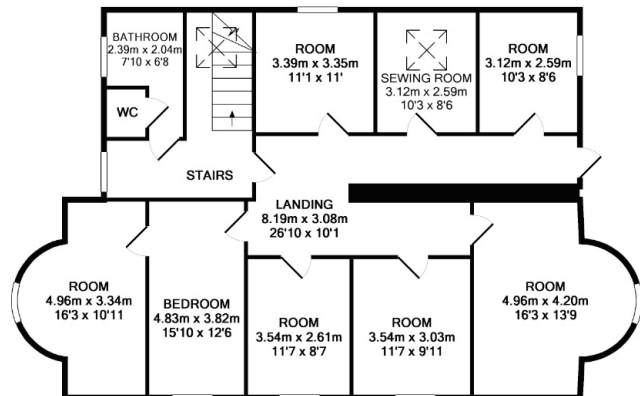
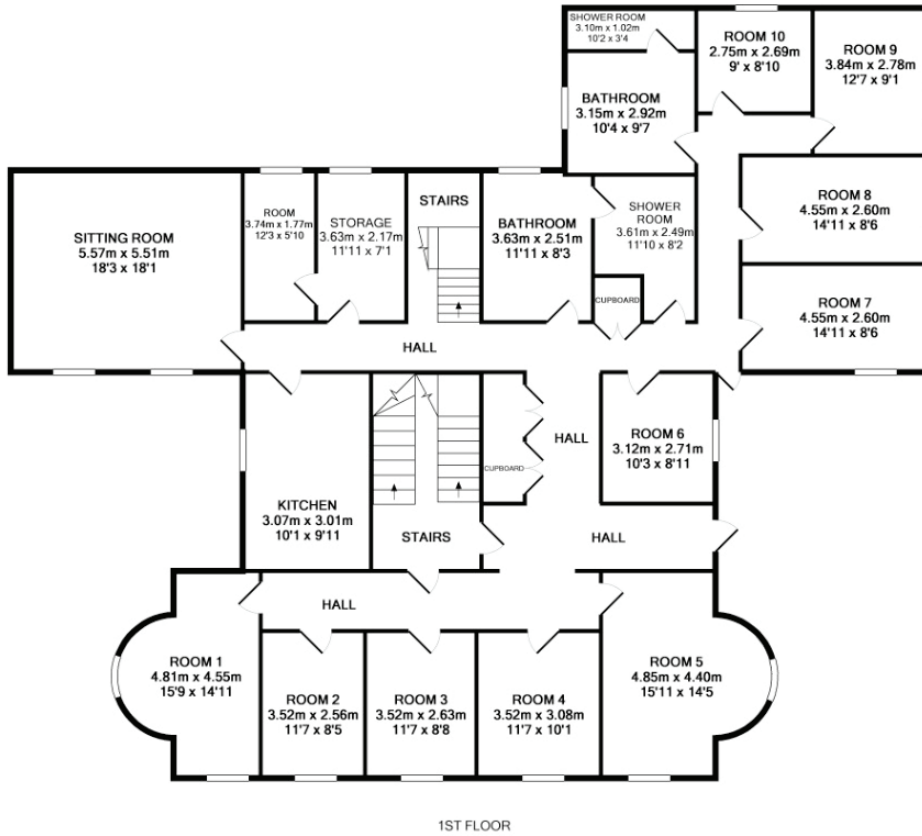
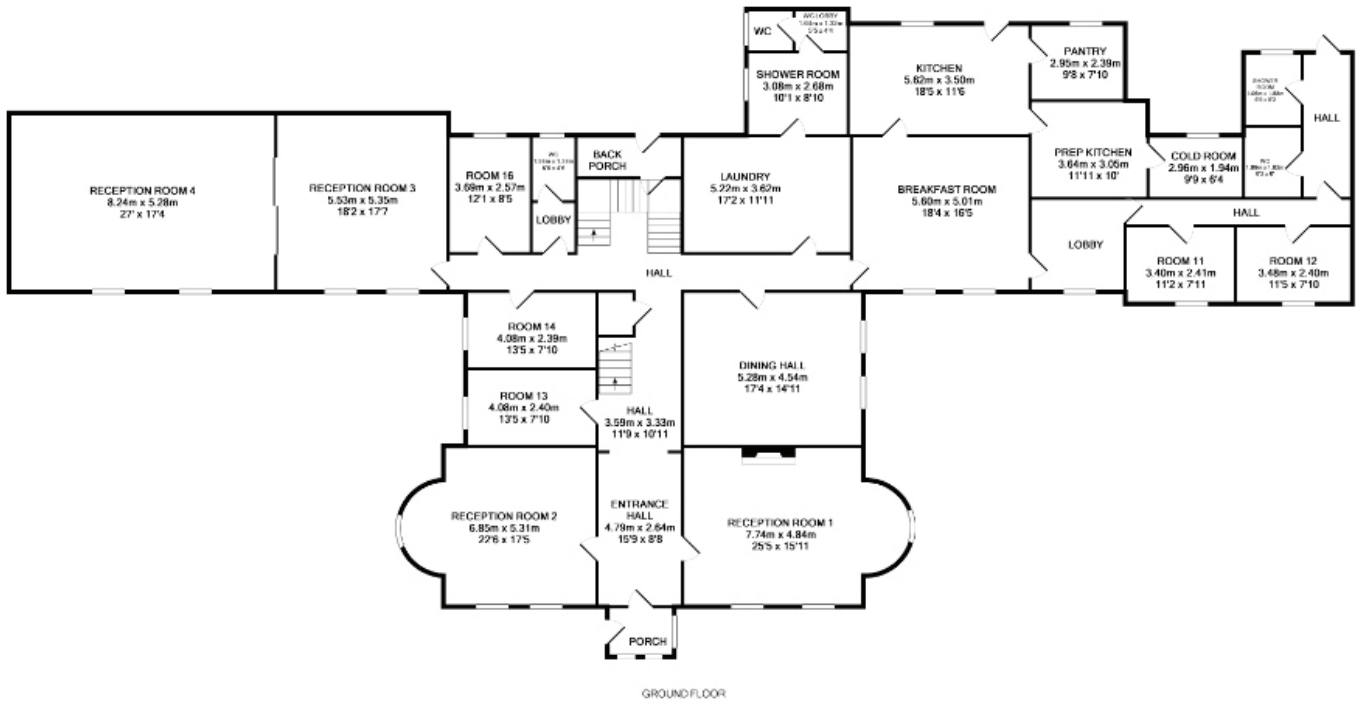
lock-up shed and a large derelict structure are also located off the yard. Most of the western portion of the property is covered in trees, while the eastern portion is mainly in grass. The elevated area close to Falcon Hill has been substantially cleared and benefits from direct access from Falcon Hill and from the Honan Home. It also accessible from the gardens to the south of Montenotte House.

Accommodation

The configuration of the property is as follows:

Floor	sq m	sq ft
Ground Floor	449.20	4,835
First Floor	300.10	3,230
Second Floor	139.82	1,505
Total	889.12	9,570





Title

We understand that the property is held freehold.

Vat

Further information available on request.

BER details

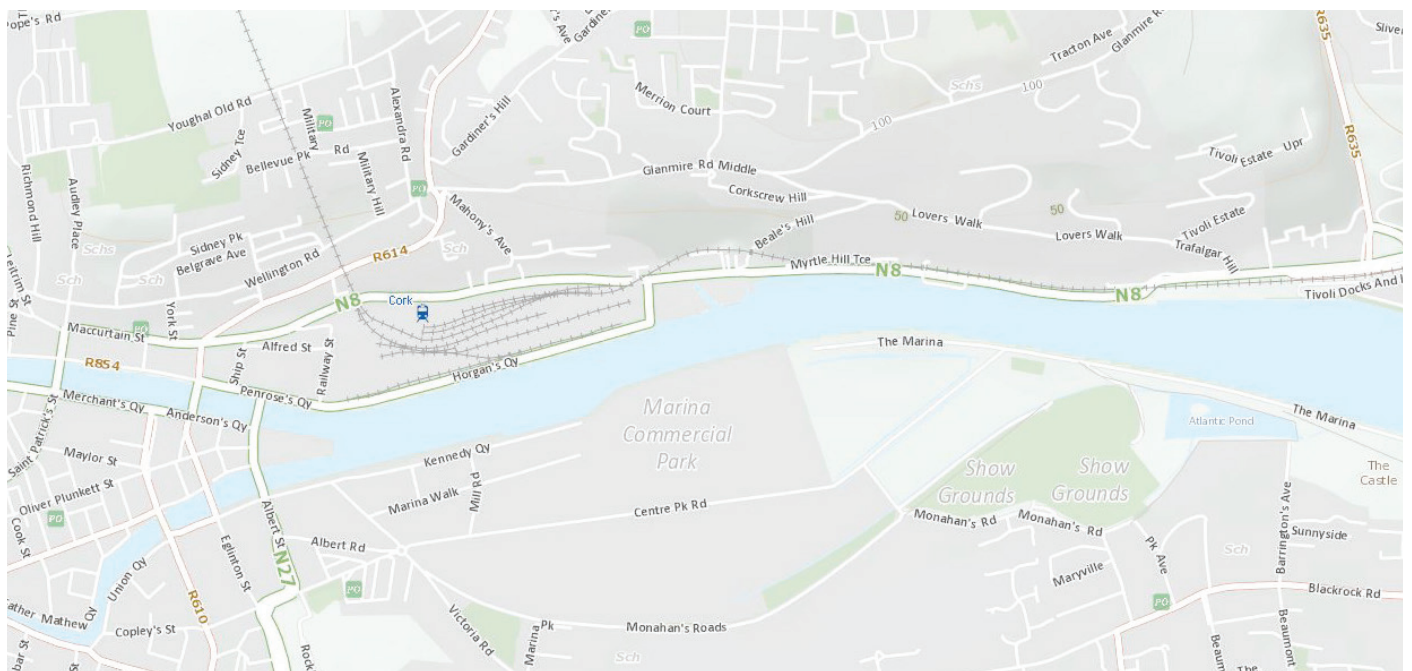
As both Montenotte House and the Honan Home are Protected Structures they are exempt.

Price

On application.

Viewings

Strictly by appointment with the Joint Agents Cushman & Wakefield and Sherry FitzGerald.



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