



Circa 0.45 Hectare Site

Sundays Well Road, Cork, T23 V2AY

**Superb Sundays Well site
with enormous potential.**

0.45 Hectares
(1.11 Acres)

- Prime development site.
- Circa 88 meter frontage to Sundays Well Road with alternative access from Rope Walk.
- Panoramic city and river views.
- Cork City Council 2022 zoning objectives Z01 Sustainable Residential Neighbourhoods/ Area of High Landscape Value.
- Registry of Deeds Freehold Title.

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Summary

Available Size	0.45 Hectares
Price	Offers in the region of €600,000
Business Rates	N/A
Legal Fees	Upon Enquiry
BER Rating	BER exempt - No building present

Description

Lisney are pleased to offer this prime site situated on Sunday's Well Road. Historically associated with the Vincentian Order, the property was previously used as the Blue Demons Basketball Club's court and clubhouse. Set within a mature and secluded setting with a substantial drop down from Sunday's Well Road, the site is accessed via a narrow entrance from Rope Walk. Having remained largely untouched for many years, the property has evolved into a unique urban green oasis, characterised by extensive mature tree coverage. The sites significant level changes offer the opportunity for a distinctive terraced design approach while maintaining tree cover and landscape amenity. Given its city-centre location, generous scale, and development potential, the property is expected to attract a broad range of purchasers. It may be ideally suited to the construction of a landmark private residence, while also offering significant potential for higher-density residential, apartment, or hotel development, subject to the necessary planning consents.

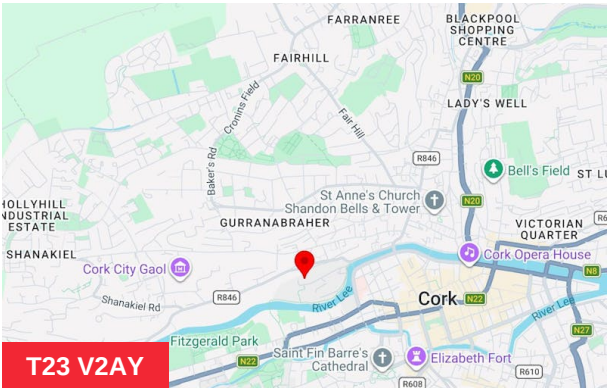
Location

The property occupies a highly desirable position on Sunday's Well Road, one of Cork city's most established and sought-after residential addresses, and benefits from an additional access point via Rope Walk. The former Cork Distillers bottling plant, which is currently undergoing a significant transformation as part of a landmark University College Cork redevelopment project, is situated immediately to the south. The property is bounded by established residential homes to the east and west, ensuring a mature and attractive neighbourhood setting. The location offers exceptional convenience, being within easy walking distance of Cork city centre, University College Cork and Mercy University Hospital, while also benefiting from a wide range of local amenities, schools, recreational facilities and public transport links.

Accommodation

The accommodation comprises the following areas:

Building Type	Size
Land	0.45 Hectares



Viewing & Further Information



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Land Registry Compliant Map

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