

Prime City Centre Development Site

37- 38 Patrick's Quay

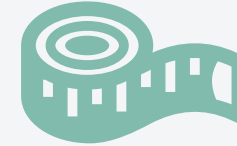
Cork City



Executive Summary



Development
Opportunity in Prime
City Centre Location



Site extending to
0.4 ha (0.98 acres)



Feasibility Study
Showing Development
Potential for Residential
& Hotel (SPP)



Excellent Connectivity
Close Proximity to Kent
Train Station



Zoned Objective 5
“City Centre” Under Cork
City Development Plan
2022-2028



Potential for Short
Term Income

Location

The subject property is centrally positioned in Cork City, along the northern quays of the River Lee’s north channel. It lies approximately 150 metres from Patrick Street, Cork’s main retail thoroughfare, and around 400 metres from Kent Railway Station.

The surrounding area features a diverse mix of commercial premises, and low-rise residential developments. In recent years, the immediate vicinity has seen significant investment, with substantial office developments delivered at Penrose Dock and Horgan’s Quay, enhancing the area's commercial profile.

Description

The subject property comprises a collection of older, Victorian-style warehouse buildings, occupying a total site area of approximately 0.4 hectares (0.98 acres). To the front of the warehouse units are two-storey buildings featuring a combination of brick and limestone façades, topped with pitched slate roofs. The majority of the site, was until recently, in use as a car park.

The frontage of no. 38 Patrick’s Quay has been identified as a protected structure under the Cork City Development Plan 2022 – 2028 (Reference: PS412).

The Cork Bridge Club currently occupy the upper floor of unit 37 Patrick’s Quay on a 900 year lease.

The commercial units at 38 Patrick’s Quay and Ship Street are subject to ongoing occupancy claims, including legal proceedings relating to the Ship Street unit following a forfeiture notice served in August 2024. Purchasers are advised to conduct their own due diligence. This summary should not be misconstrued as an acceptance of the validity of any such rights claimed (which, for the avoidance of doubt, are rejected).



Location Map

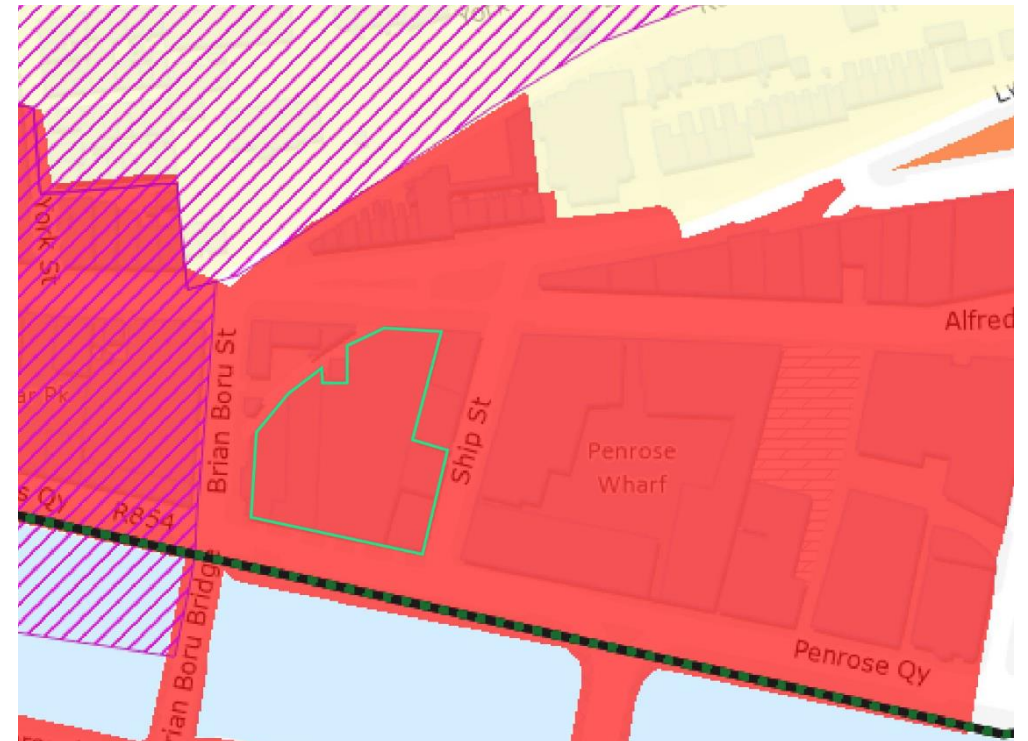
LOCATION	DISTANCE
Kent Train Station	400m
Cork Central Bus Station	150m
University College Cork	3km
Cork University Hospital	4.5km
Cork Airport	8km

Zoning

The subject site is designated under Zoning Objective ZO 5 – City Centre in the Cork City Development Plan 2022–2028. This zoning seeks to consolidate and enhance the role of Cork’s central area as a vibrant, multifunctional urban core. It supports the development of a dynamic mix of uses—including residential, commercial, civic, cultural, and community facilities—to foster a lively and inclusive city centre environment.

The objective aligns with the broader strategic goals of the Development Plan, which focus on compact growth, placemaking, and the creation of sustainable communities. It encourages high-quality urban design, active street frontages, and developments that contribute positively to the public realm.

The zoning also supports increased density and accessibility, particularly in areas well-served by public transport, and is intended to reinforce Cork City’s status as a national driver of economic and urban growth.



Zoning Map Cork City Development Plan 2022 – 2028

Feasibility Study

A feasibility study has been undertaken by John Fleming Architect, demonstrating the site's potential to accommodate both a residential and or hotel development, subject to obtaining planning.

The site's strategic city centre location, combined with its zoning under Objective ZO 5 – City Centre, supports a broad range of uses and aligns with the Cork City Development Plan's goals for compact growth and mixed-use regeneration.

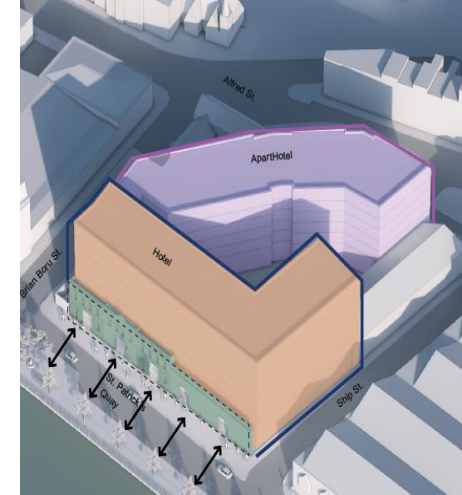
The feasibility findings demonstrate that the site can accommodate high-quality development, that contributes positively to the urban fabric and meets market demand for centrally located accommodation and hospitality services.

A copy of the feasibility study is available upon request.

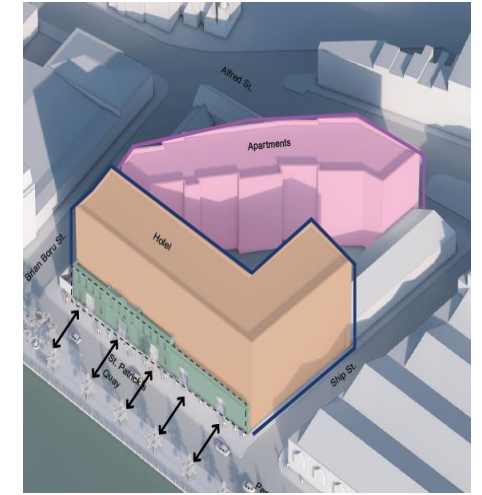
Apartment – Proposed 3D Model



Hotel / Aparthotel – Proposed 3D Model



Hotel / Apartment – Proposed 3D Model



	Option 1	Option 2	Option 3
	Apartment	Hotel / Aparthotel	Hotel / Apartment
Unit Mix	Approx. 150 – 185 Units	Approx. 264 Keys / 181 Aparthotel Keys	Approx. 258 Keys / 73 Apt Units
Car Parking Spaces	0	9	33

Method of Sale		Viewing	BER
The subject site is being offered for sale by of Private Treaty.		Viewing is strictly by appointment with the sole selling agents	
Title		Services	
We understand that the property is held on a freehold/ long leasehold basis		We understand that all mains' services are available to the property, however interested parties are required to satisfy themselves as to the adequacy and availability of all services to the property	
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