

Development Opportunity

Rampart Lane, Kinsale, Co. Cork
Site: Approx. 0.54 ha (1.33 acres)



Lisney



Cork City

Kinsale Harbour/Yacht Club

Old Head of Kinsale

Actons Hotel

Trident Hotel

Convent Garden

Blue Haven Hotel

For identification purposes only

Location

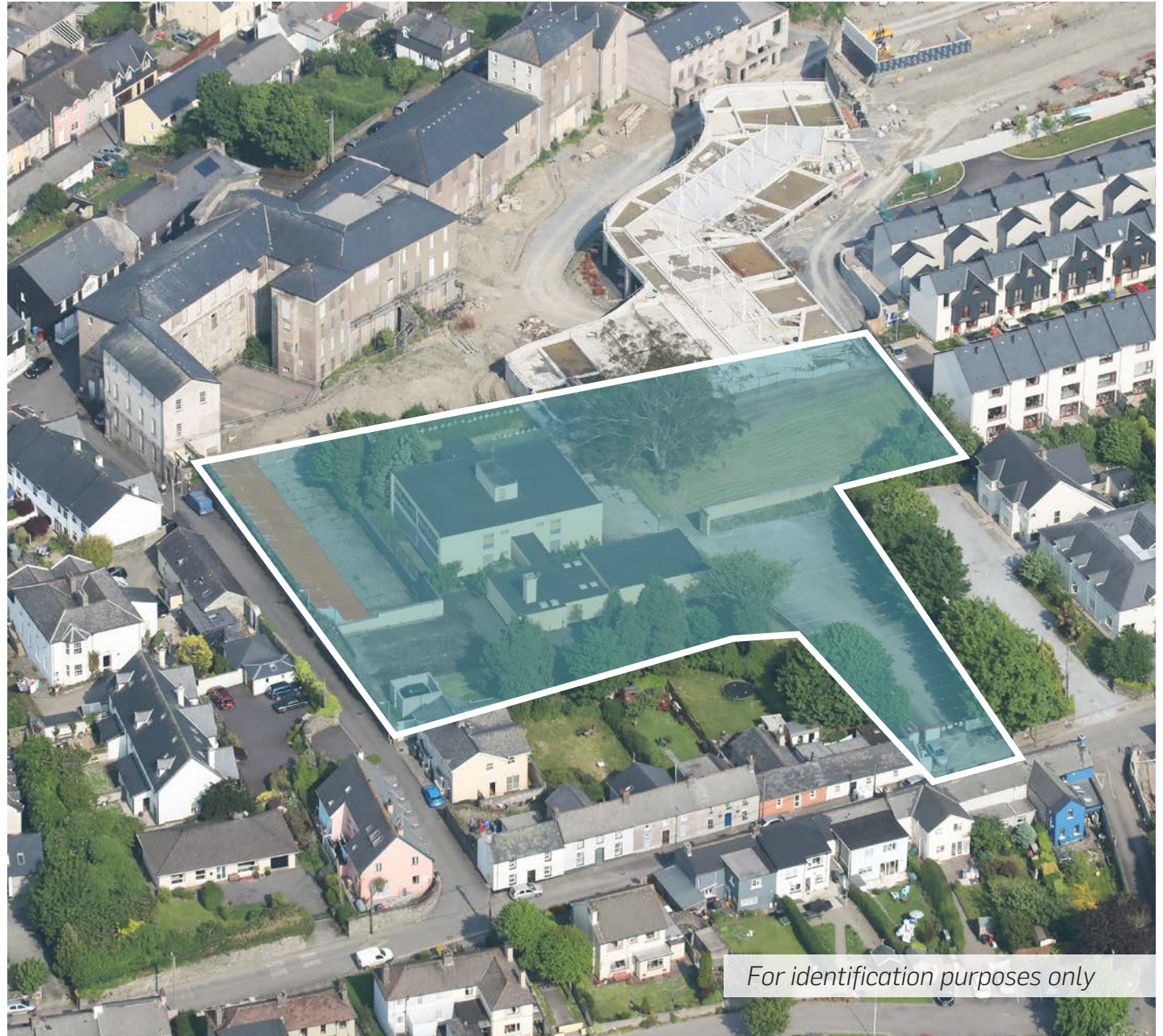
The property is centrally situated in Kinsale in an elevated position to the west of the town centre with frontage onto both Blind Gate and Rampart Lane. The immediate surrounding area is residential in nature with a series of terraced houses along Blind Gate and Rampart Lane. The Convent Garden residential development surrounds the site to the east and south with Blindgate House B&B located immediately to the south.

Kinsale is situated approx. 30km south of Cork City and approx. 22km south of Cork International Airport. Kinsale is a commuter town for Cork City and it is also an important tourist and yachting destination. Kinsale town is situated in a picturesque waterfront location overlooking Kinsale Harbour and the mouth of the Bandon River. Kinsale is known internationally for it's restaurant and leisure activities with the renowned Kinsale Yacht Club and Old Head Gold Links located in the area.



Description

The property comprises the former St Joseph's School situated on an elevated site of approx. 0.54 hectares (1.33 acres) laid out in 3 principle tiers. The former school comprises a part single part two storey detached building. The building is of traditional masonry block construction plastered and painted externally with a flat asphalt roof. Access to the site is through a gated entrance off Blind Gate to the west and there is a pedestrian access only off Rampart Lane. The remainder of the site is laid out with surface car parking, concrete surface yard and a series of mature landscaped areas.



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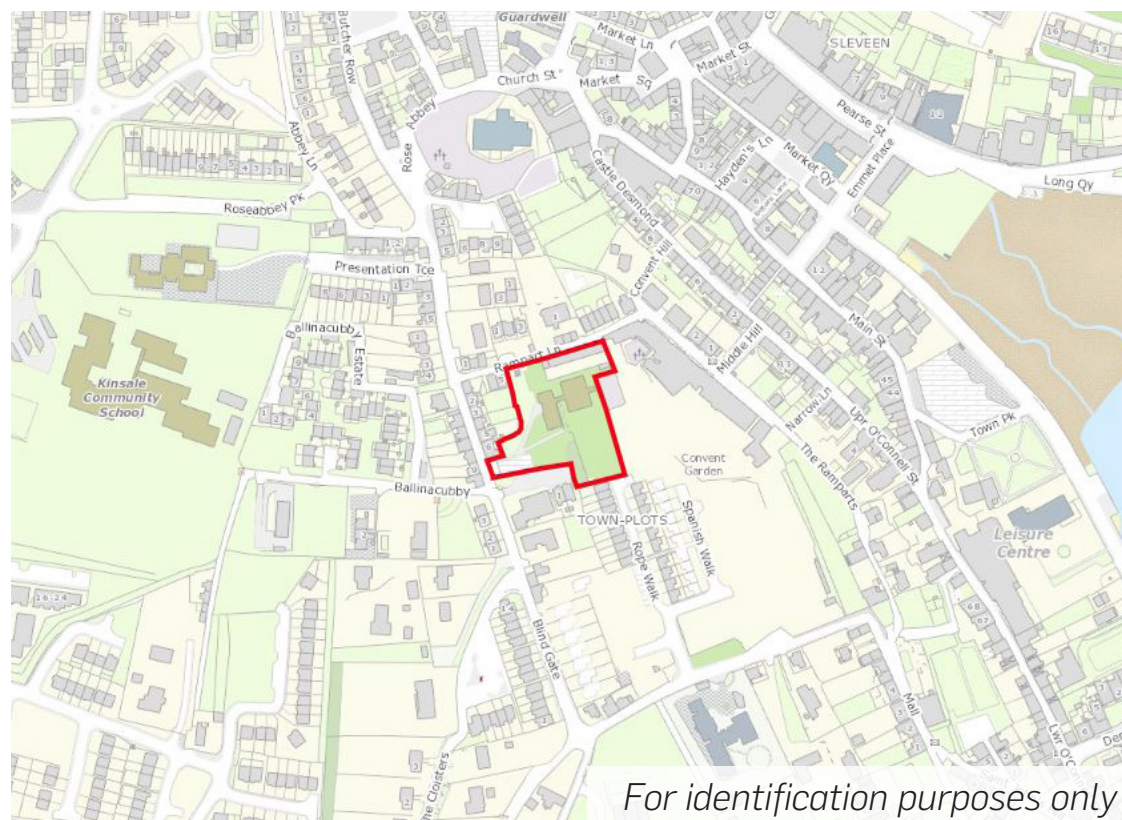
Accommodation

Floor	Sqm	Sqft
Ground	615	6,619
First	362	3,896
Approx. Total	977	10,515

Town Planning/Zoning

The property is situated in an area zoned 'Established, Educational, Institutional and Civic Uses' in the Kinsale Development Plan 2009-2015. The existing Development Plan is due to be reviewed over the next year in conjunction with the review of the existing Cork County Development Plan and it is anticipated that the new Development Plan is due to be in place from December 2020.

There is a pedestrian right of way access from Rampart Lane along the northern section of the site to access the neighbouring burial ground.



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Services

All main services are available to the property

Title

Freehold or similar title

BER Information

BER: **BER C2**

BER No: 800639429.

EPI: 299.11 kWh/m²/yr

Solicitor

Barry C. Galvin and Son Solicitors, 91 South Mall, Cork

Guide Sale Price

€750,000

Further Information/Viewing

David McCarthy

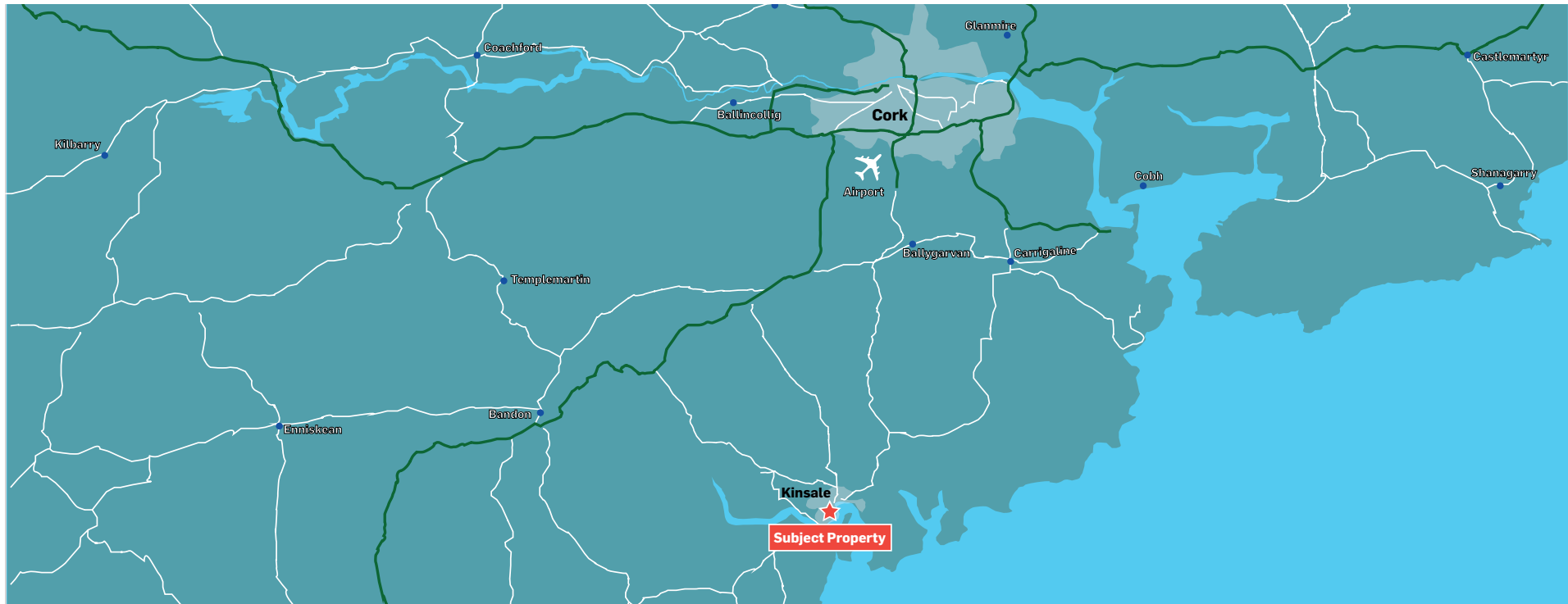
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