

MOUNT PROSPECT

Mount St. Joseph, Passage West, Cork



*An unrivalled, river-view development site for sale with full
planning permission for 19 bespoke, luxury homes*

SITE LOCATION



OVERVIEW



- ✦ A private enclave overlooking the water: fully enclosed and gated 2.6 hectare site with existing ornate statuary at the entrance leading to a premium plot overlooking the River Lee, a short distance to Cork Harbour
- ✦ Full planning permission granted for boutique development of 19 luxury new homes with expansive living areas and ample outdoor communal areas; landscaping architecturally designed by renowned, award-winning firm Cunnane Stratton Reynolds
- ✦ Can be purchased with or without inclusion of the listed house
- ✦ Located in the heart of Passage West, with easy access to Cork Harbour Marina, Monkstown Bay Sailing Club, Passage West Rowing Club, Monkstown Golf Club, and Monkstown Lawn Tennis & Cricquet Club
- ✦ Plans are for spacious 4-bed detached homes with excellent resale value
- ✦ Ideally located close to many multi-nationals employing affluent young professionals (Pfizer, Johnson & Johnson, Thermo Fisher, Novartis, MSD, and more)
- ✦ Houses range from 2,082 sq. ft. to 2,710 sq. ft., with the optional listed house boasting 10,054 sq. ft.
- ✦ Mature woodland forming boundary of the site, with ample natural areas within the approved development
- ✦ Planning potential for five additional units on the site (please see page 35)
- ✦ Information Memorandum available with full details and plans

GUIDE: €2.5M

PHOTOMONTAGES



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SITE PLAN



-  A1: 4-Bed, Detached
193.4 m², 2,081.7 ft²
-  A2*: 4-Bed, Detached
199.2 m², 2,144.2 ft²
-  B1: 4-Bed, Detached
251.8 m², 2,710.4 ft²
-  B2: 4-Bed, Detached
251.8 m², 2,710.4 ft²
-  Existing House
934 m², 10,053.5 ft²

*One A2 unit has additional outbuilding included on its site



HOUSE TYPE A1



A1



A1

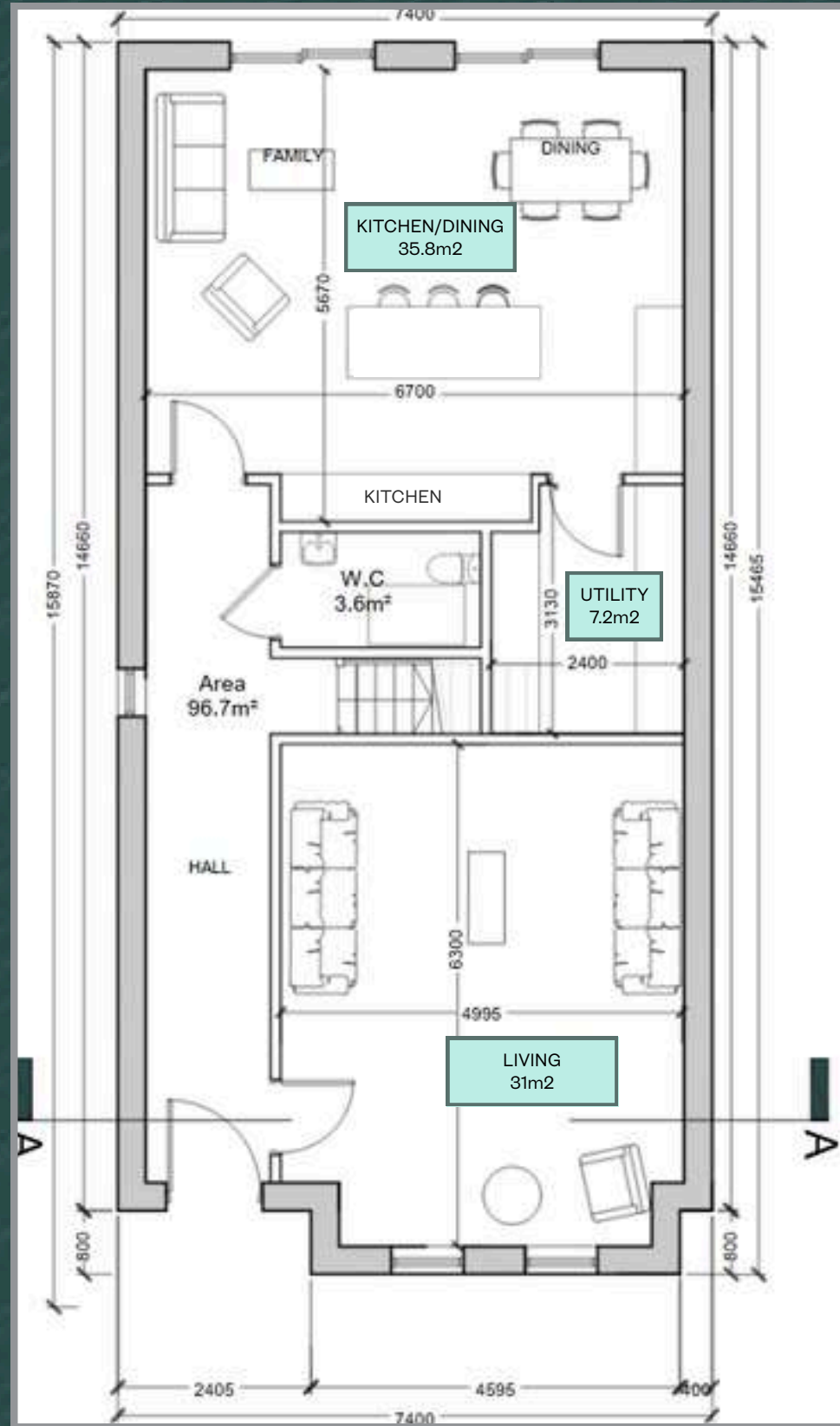


Total Units: 13
193.4 m²
2,081.7 ft²

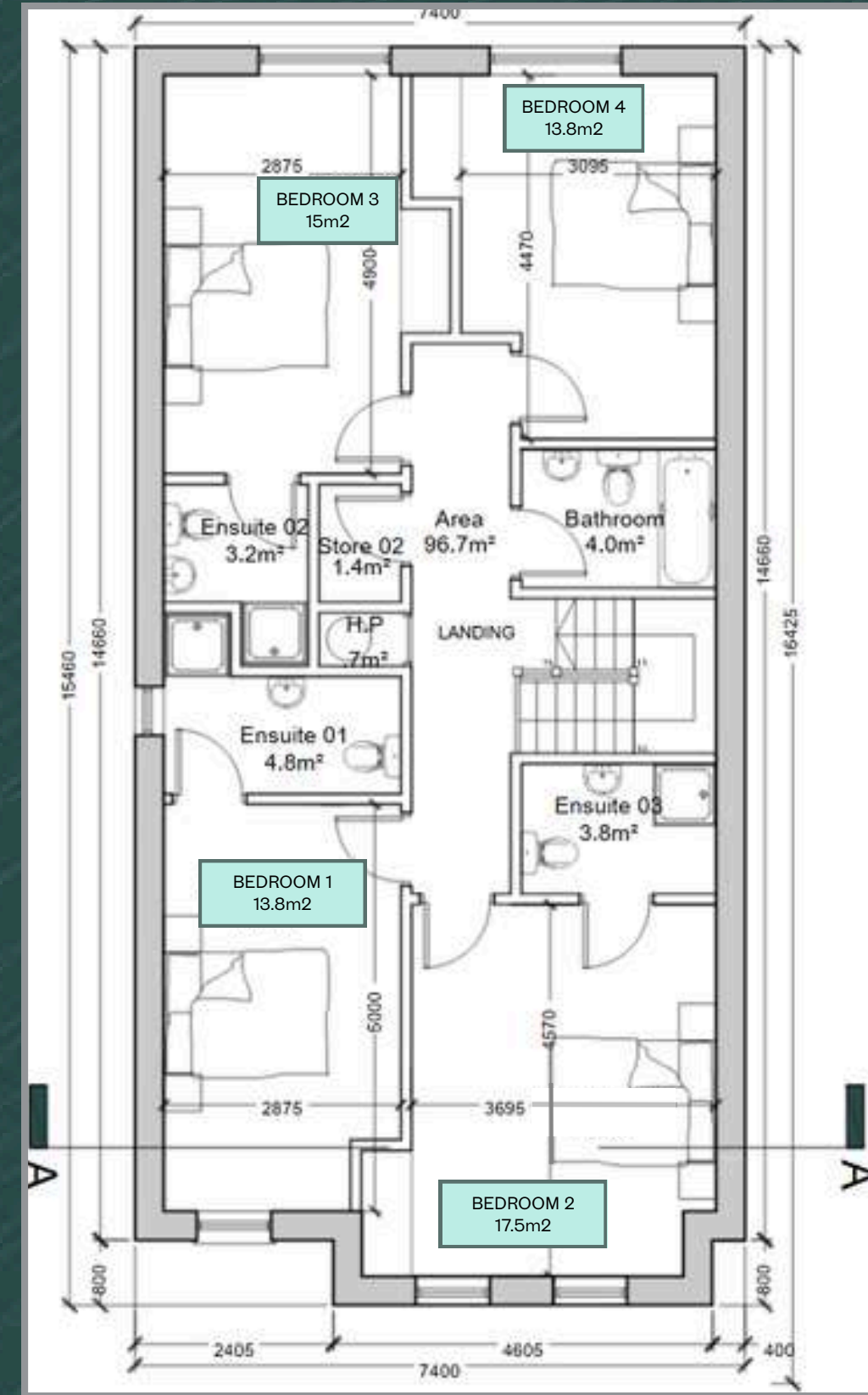


HOUSE TYPE A1

Total Units: 13
 193.4 m²
 2,081.7 ft²



Ground Floor
 96.7 m²



First Floor
 96.7 m²

Scale 1:100



Front

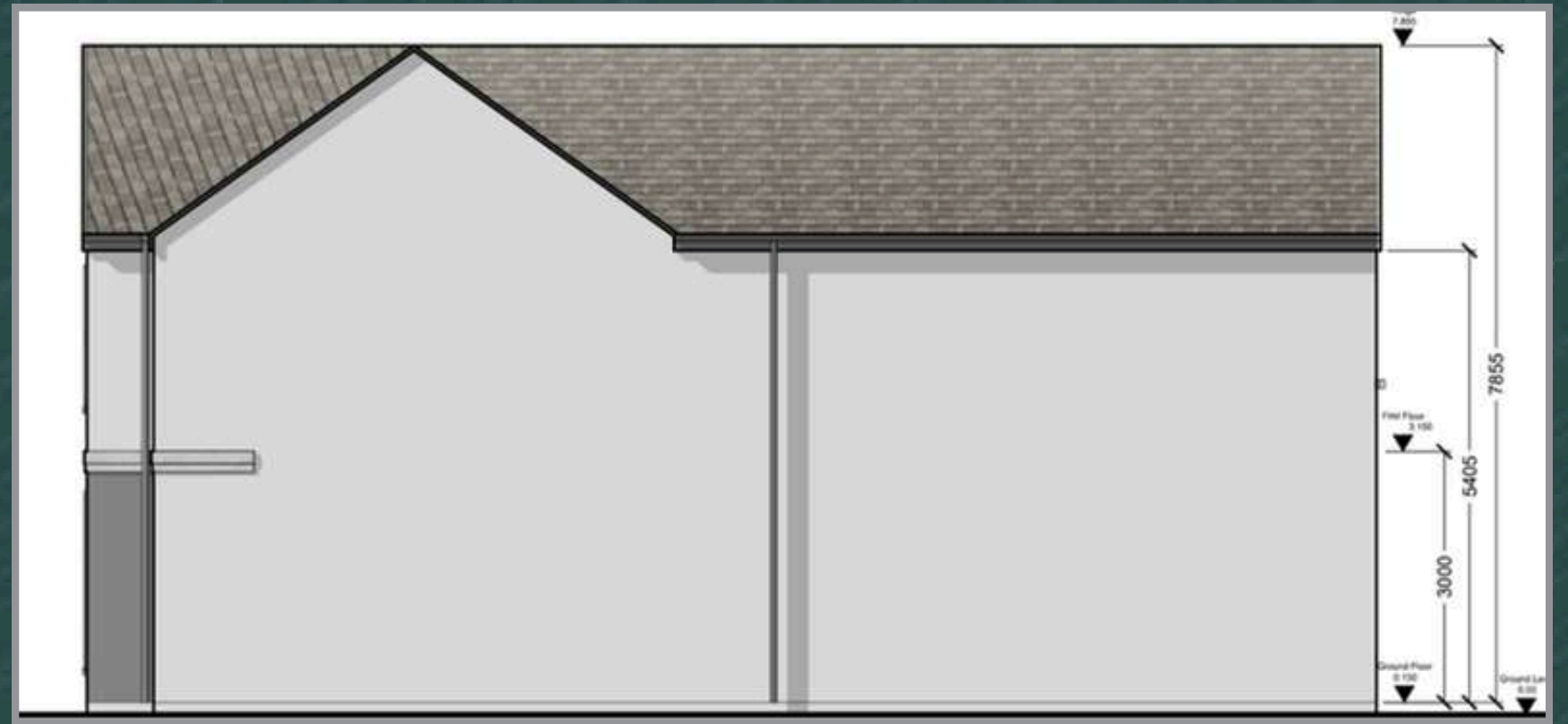


Scale 1:100



Side 1

Rear



Side 2

HOUSE TYPE A1



External Finishes:

- Windows: Aluclad dark grey
- Walls: Rendered blockwork
- Roof: Natural slate/tiles
- Doors: Timber
- Gutters/Downpipes: Aluminium

HOUSE TYPE A2



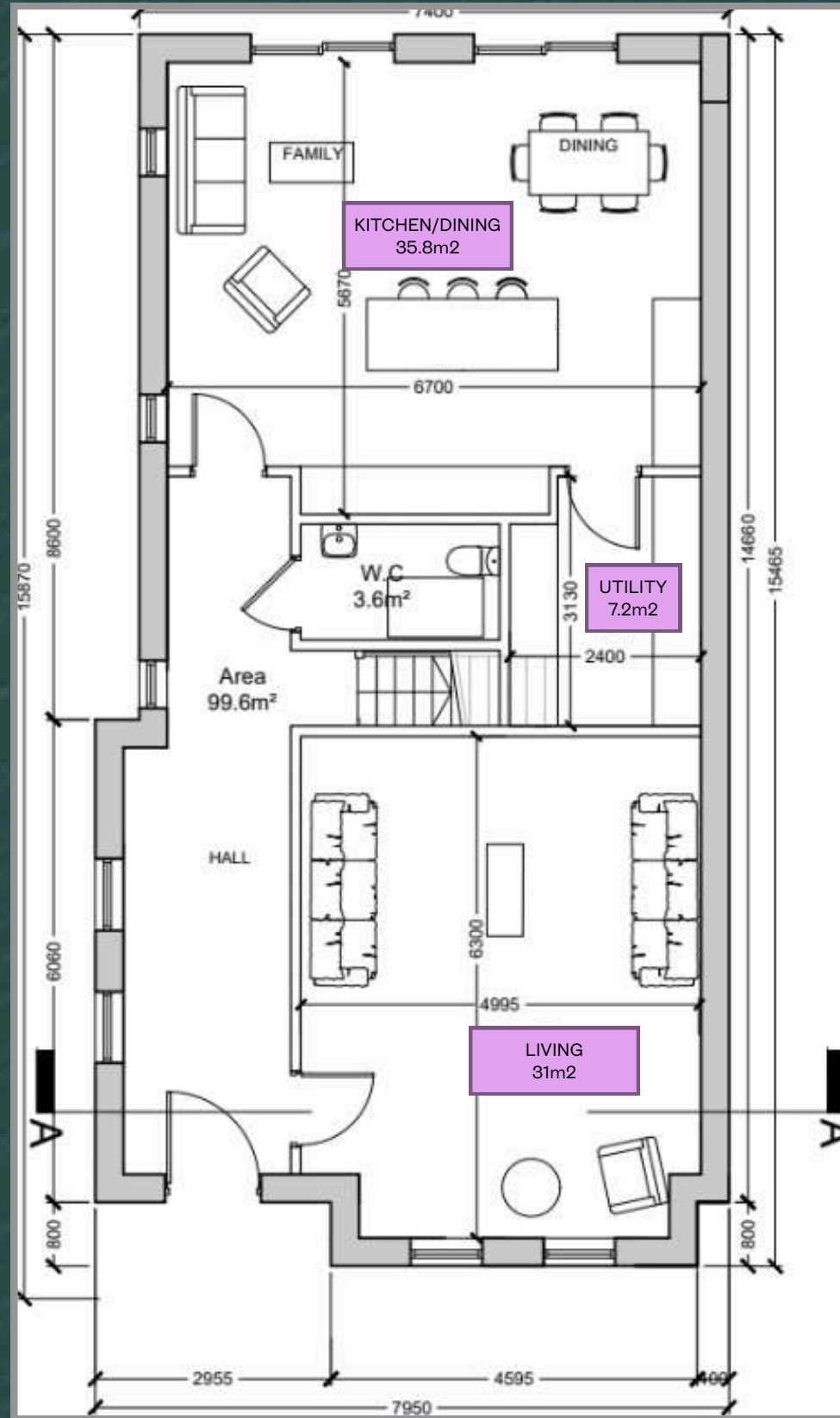
A2



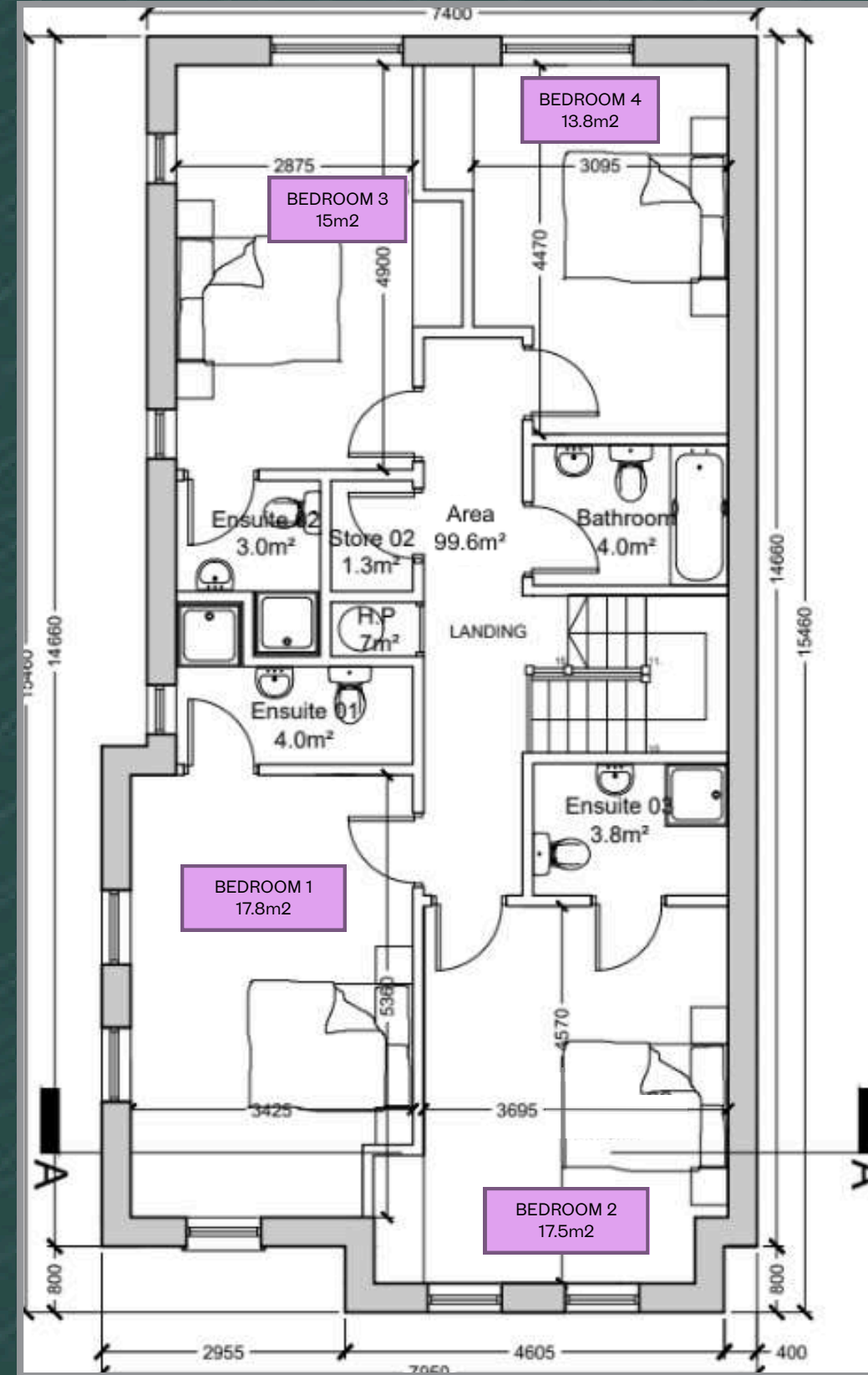
Total Units: 3
199.2 m²
2,144.2 ft²

HOUSE TYPE A2

Total Units: 3
 199.2 m²
 2,144.2 ft²



Ground Floor
 99.6 m²



First Floor
 99.6 m²

Scale 1:100



Front



Scale 1:100

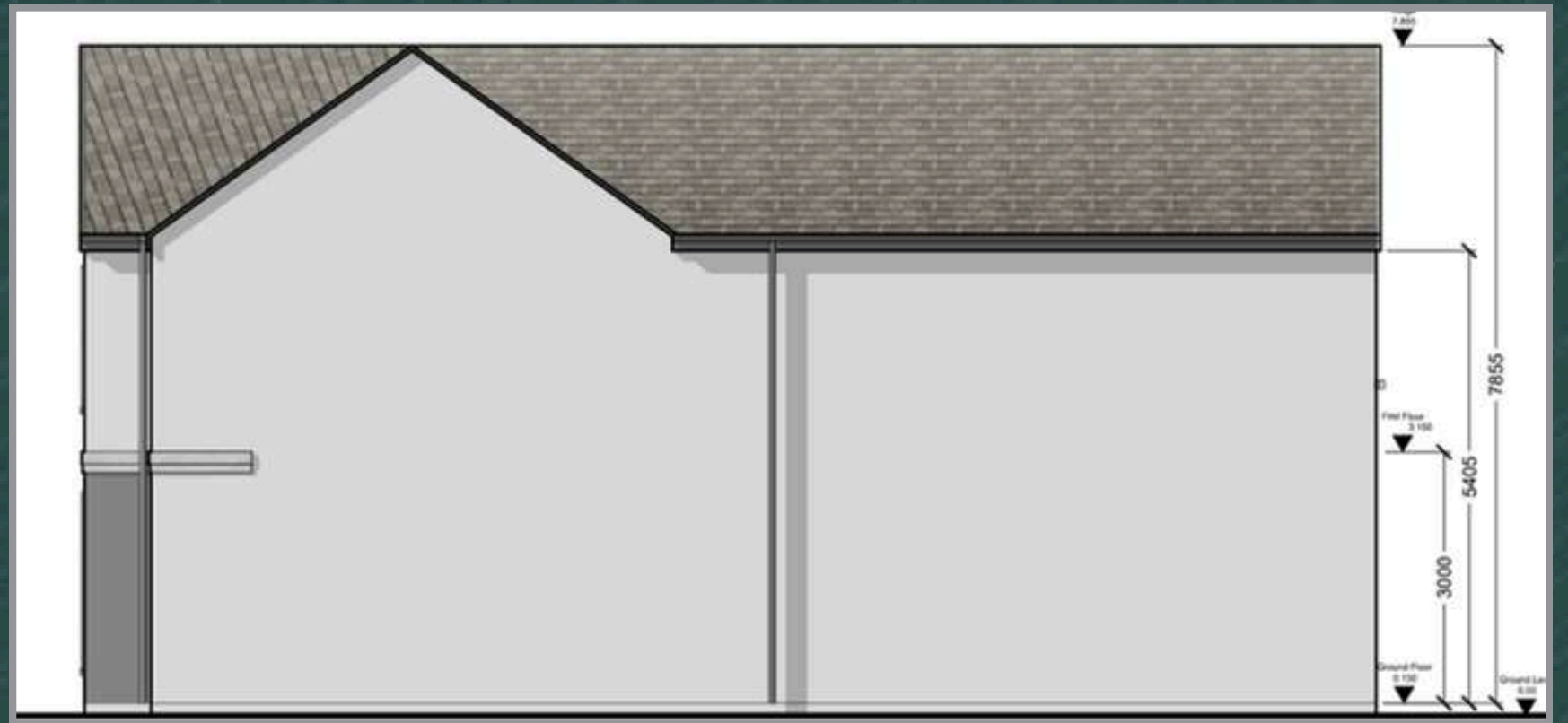
Side 1



Rear



Side 2



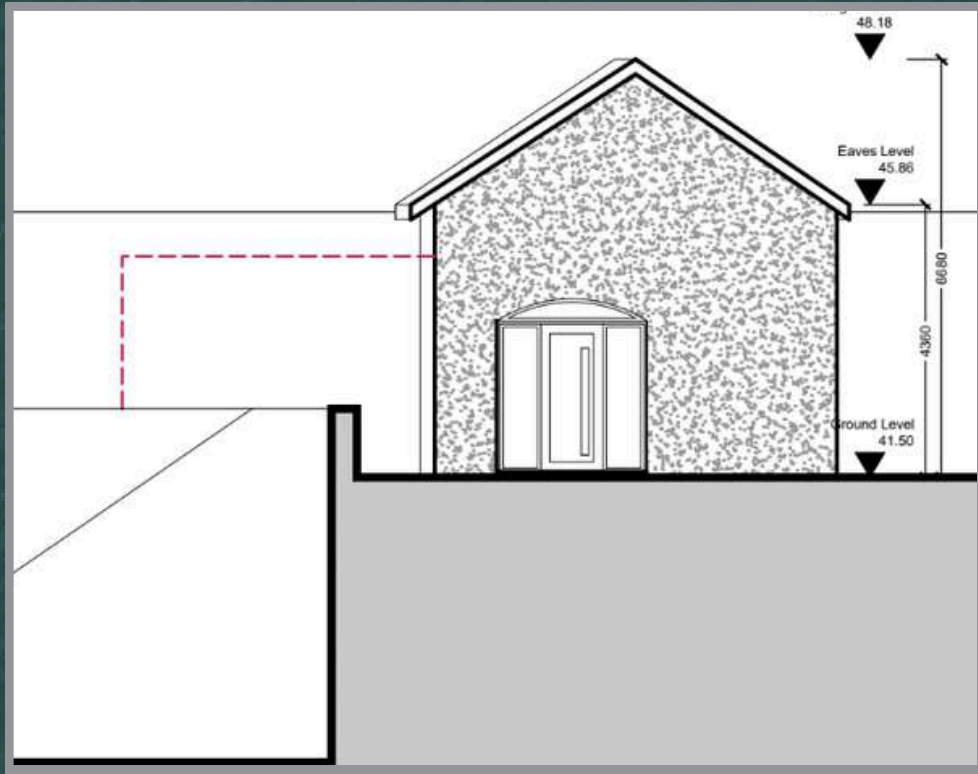
HOUSE TYPE A2



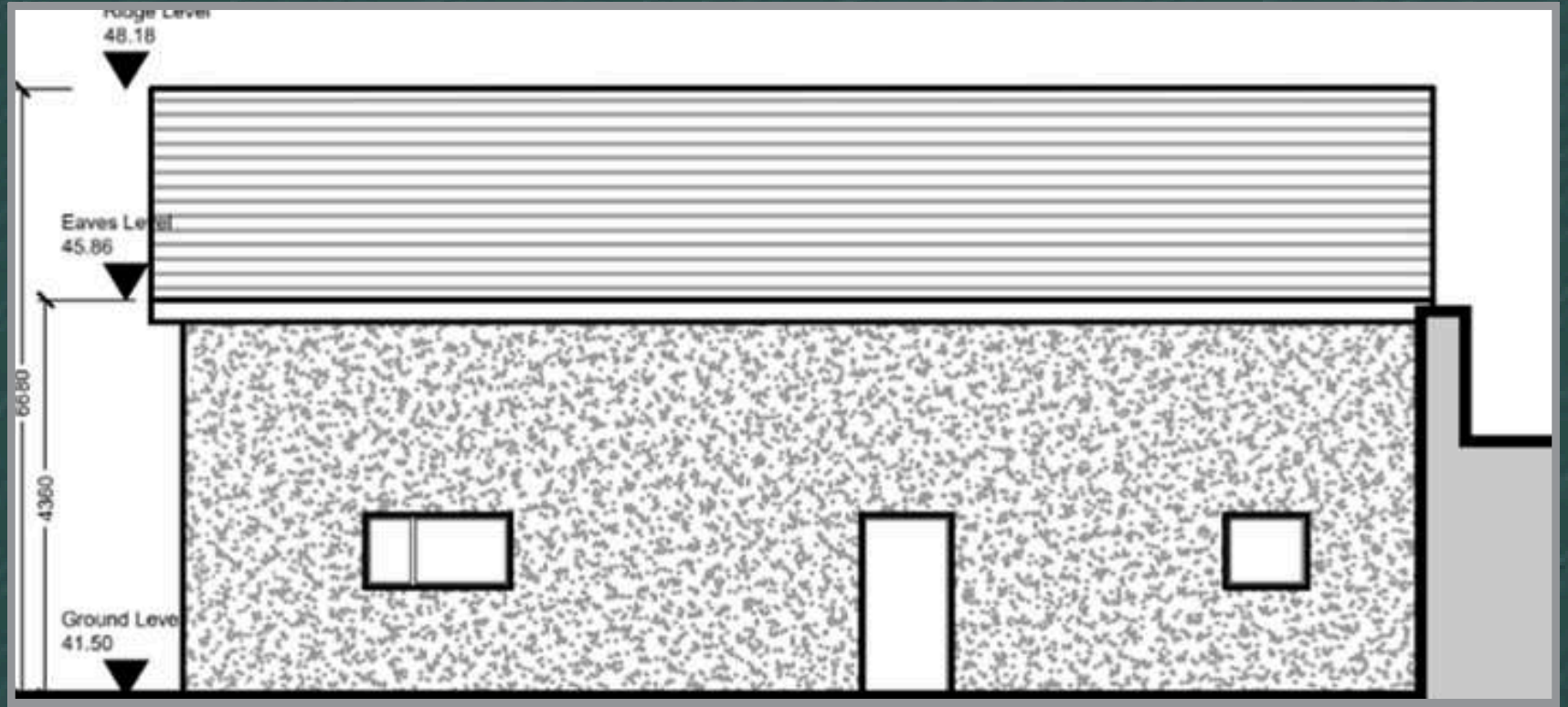
External Finishes:

- Windows: Aluclad dark grey
- Walls: Rendered blockwork
- Roof: Natural slate/tiles
- Doors: Timber
- Gutters/Downpipes: Aluminium

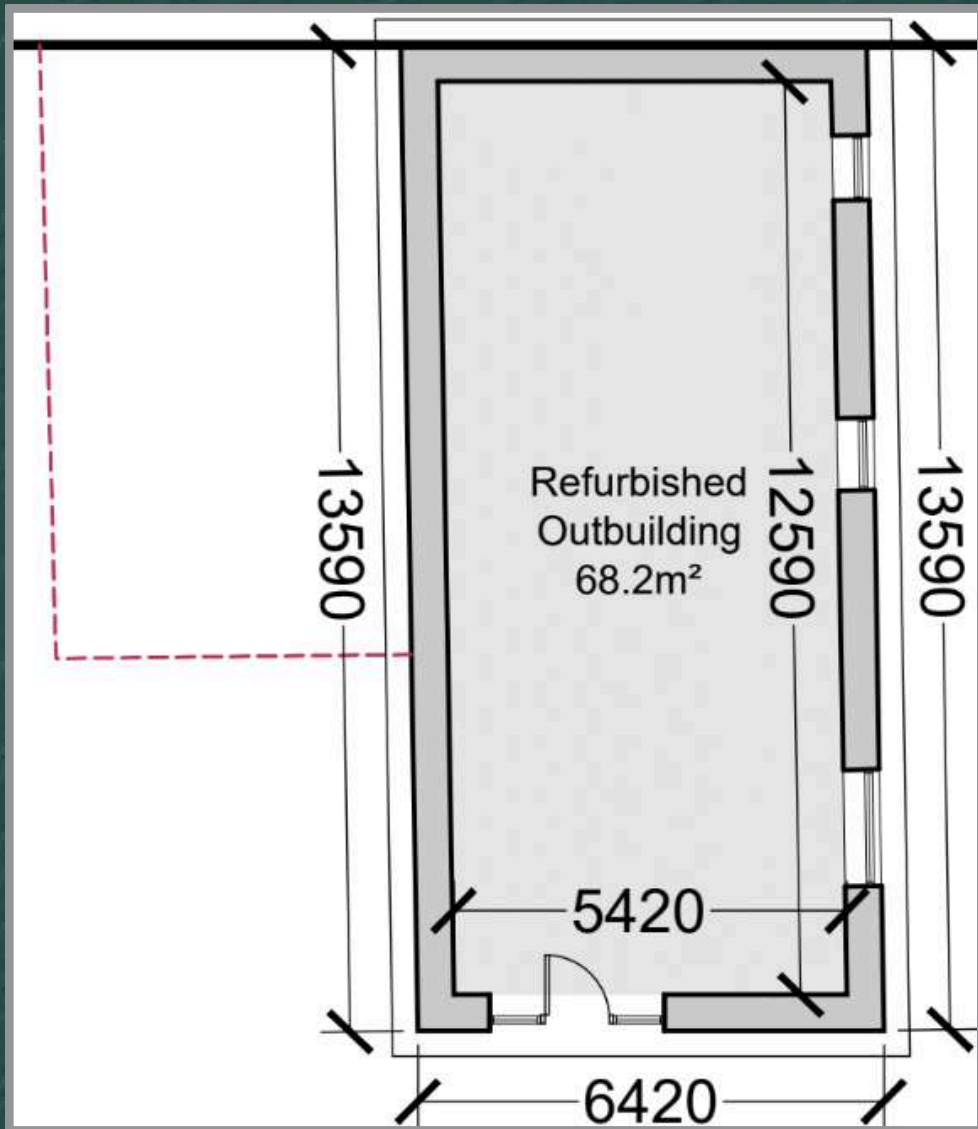
Front (North East)



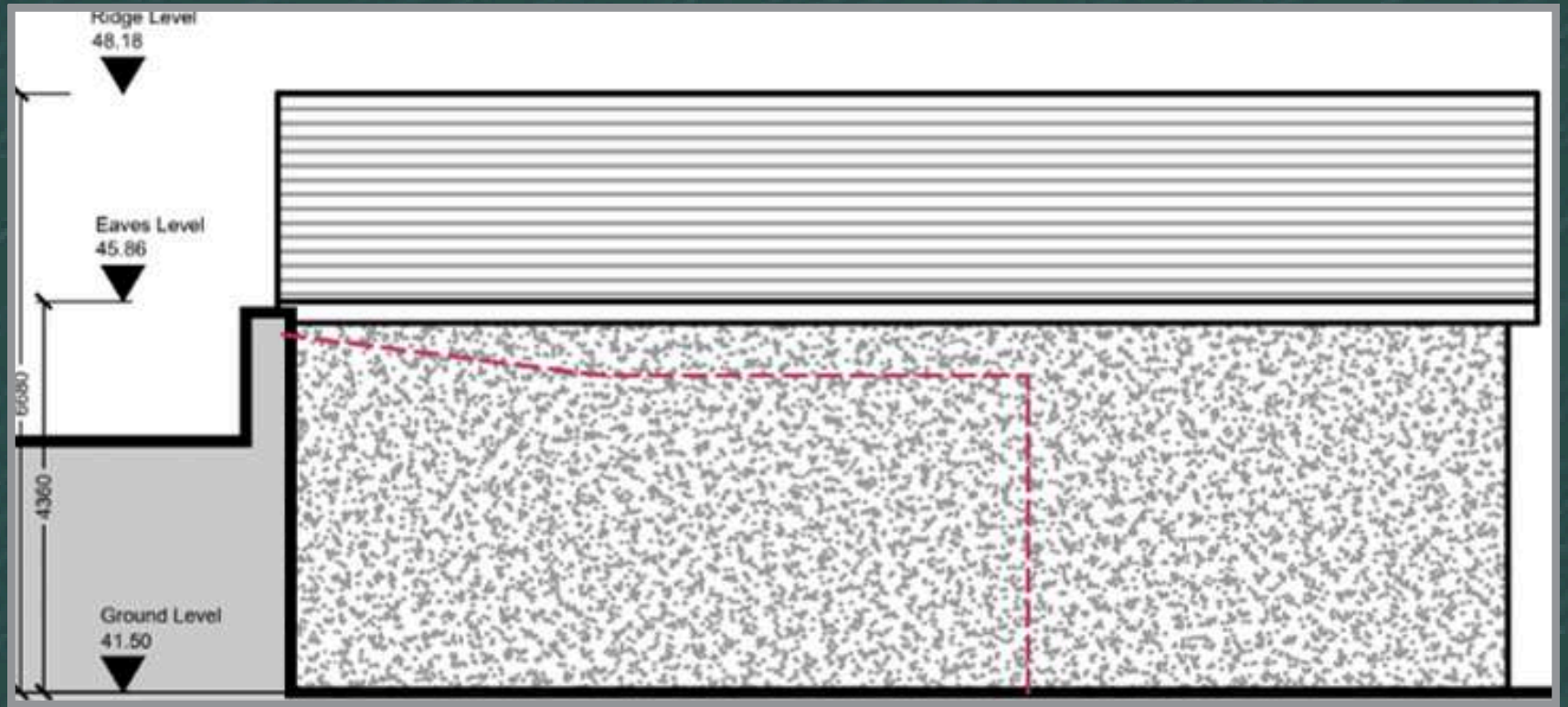
Side (North West)



Ground Floor



Side (South West)



OUTBUILDING



Demolition

Scale 1:200

Included on the plot of the A2 unit closest to the listed house

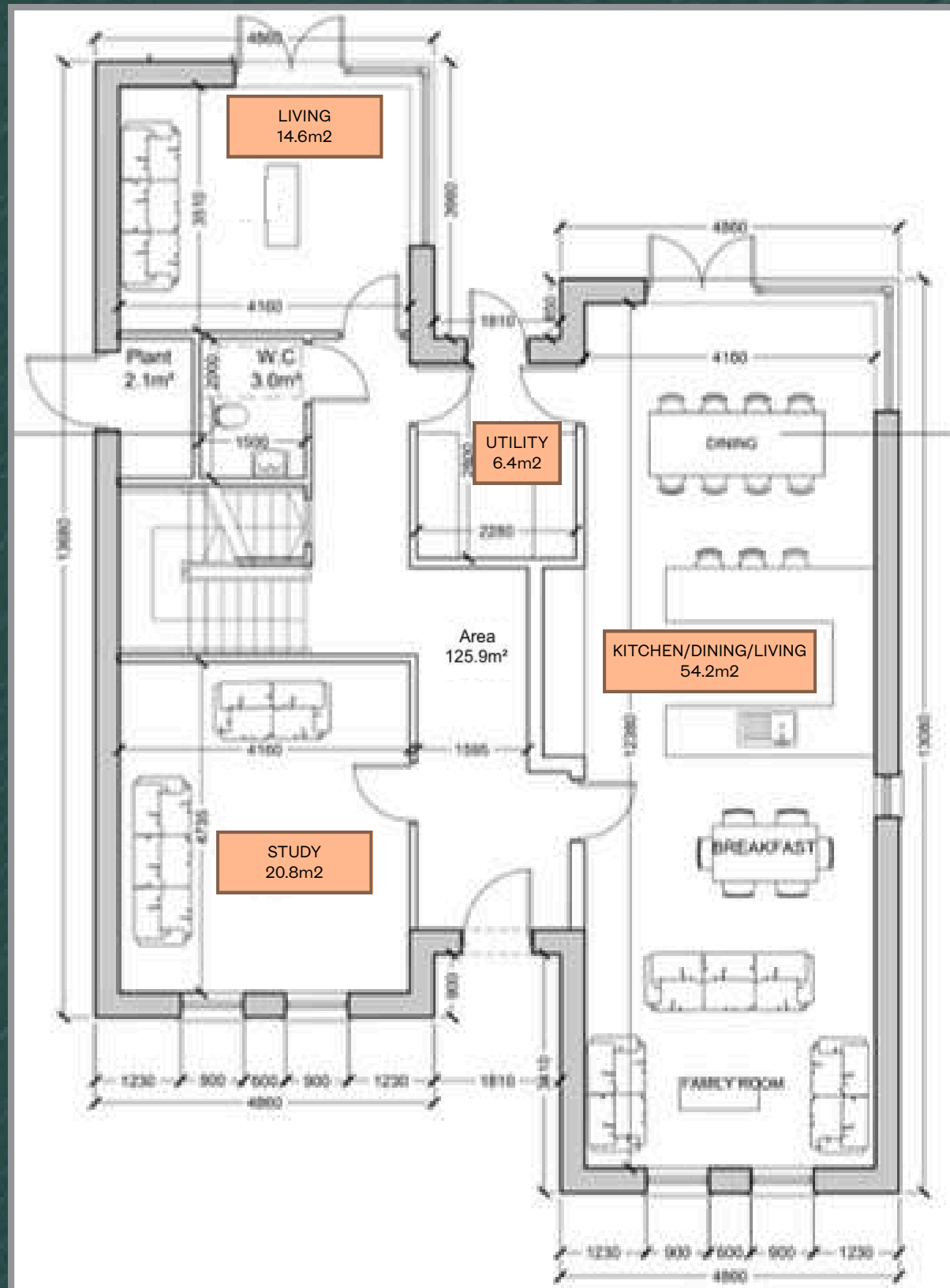
HOUSE TYPE B1



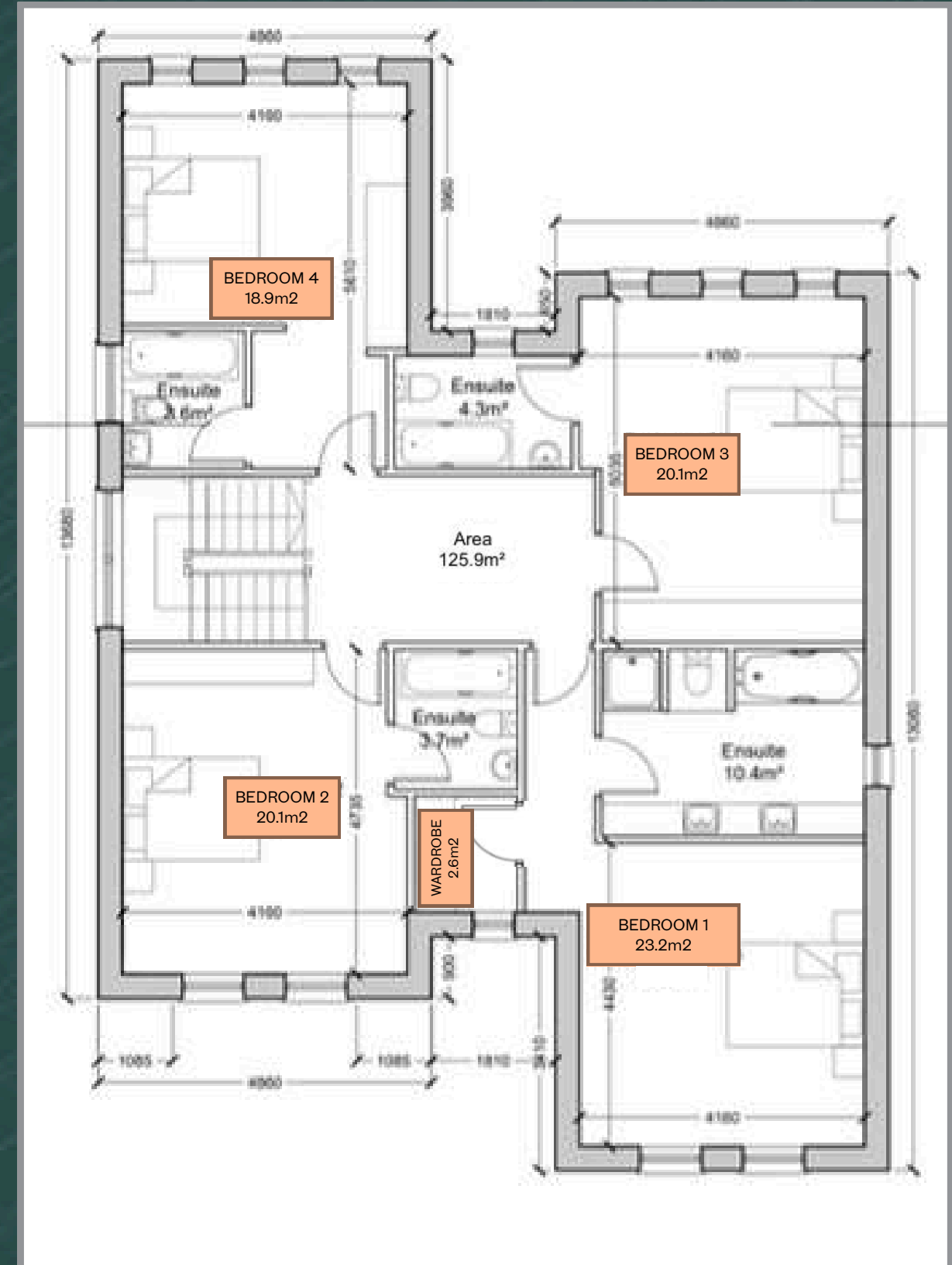
Total Units: 1
251.8 m²
2,710.4 ft²

HOUSE TYPE B1

Total Units: 1
251.8 m²
2,710.4 ft²



Ground Floor
125.9 m²



First Floor
125.9 m²

Scale 1:100



Front



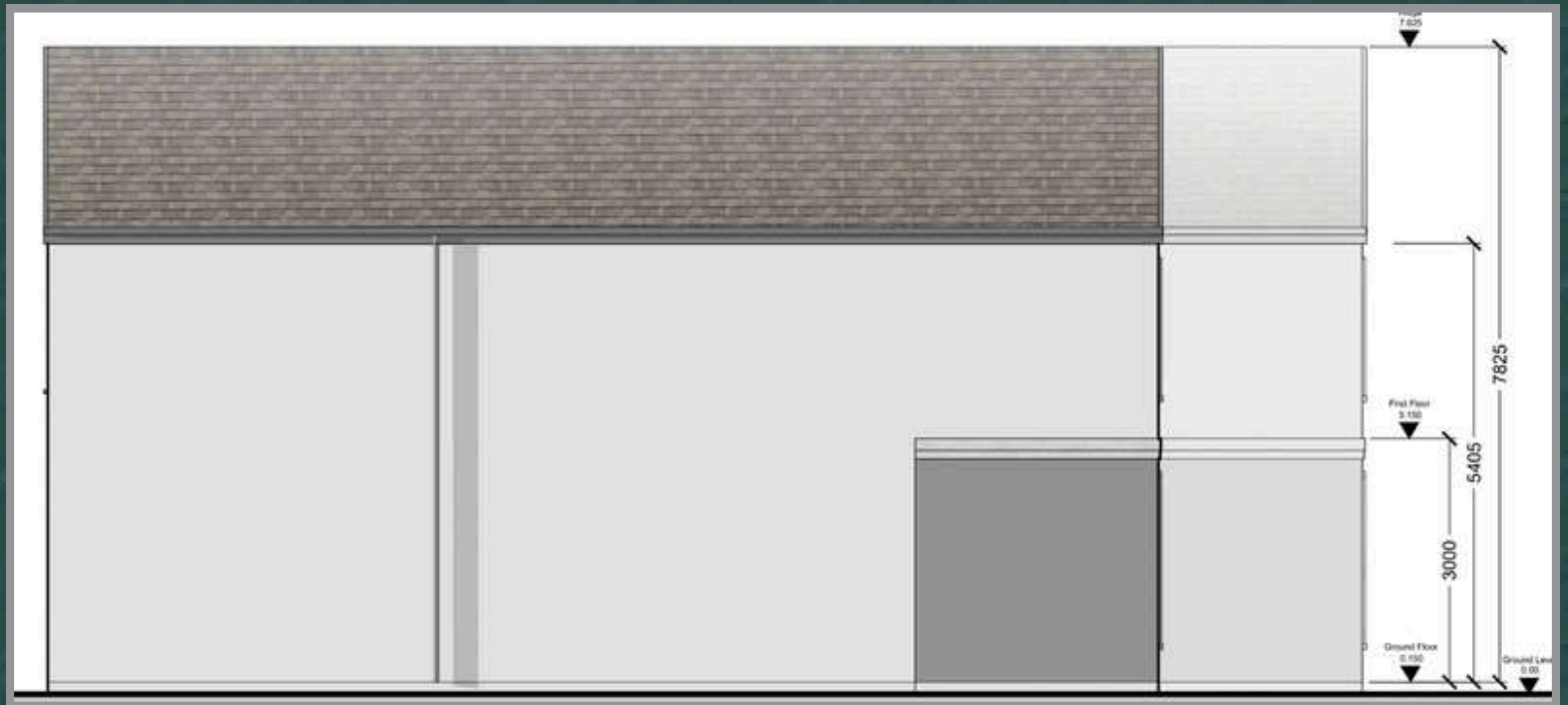
Rear



Side 1



Side 2



Scale 1:100

HOUSE TYPE B1



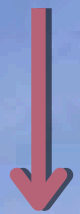
External Finishes:

- Windows: Aluclad dark grey
- Walls: Rendered blockwork
- Roof: Natural slate/tiles
- Doors: Timber
- Gutters/Downpipes: Aluminium

HOUSE TYPE B2



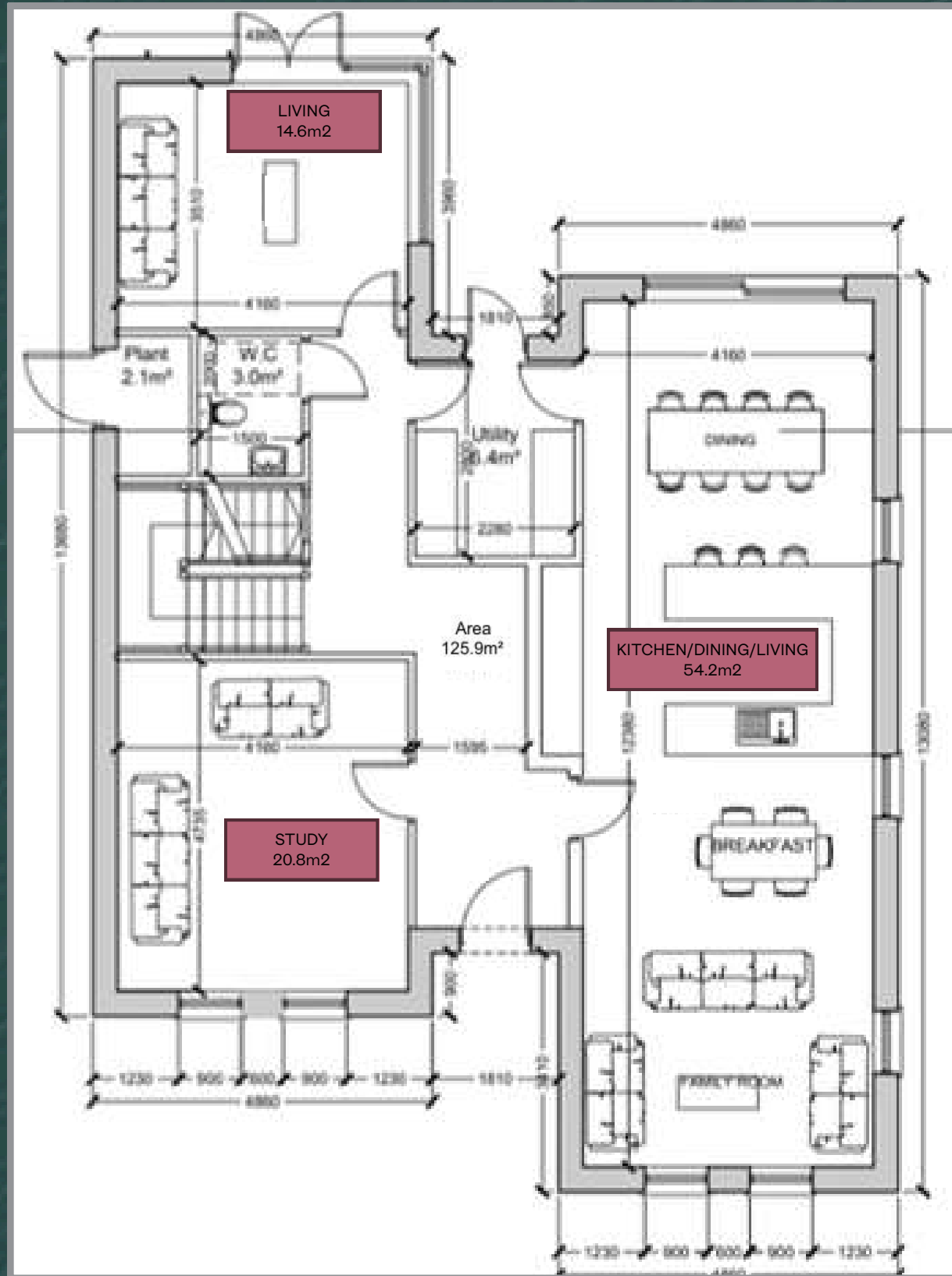
B2



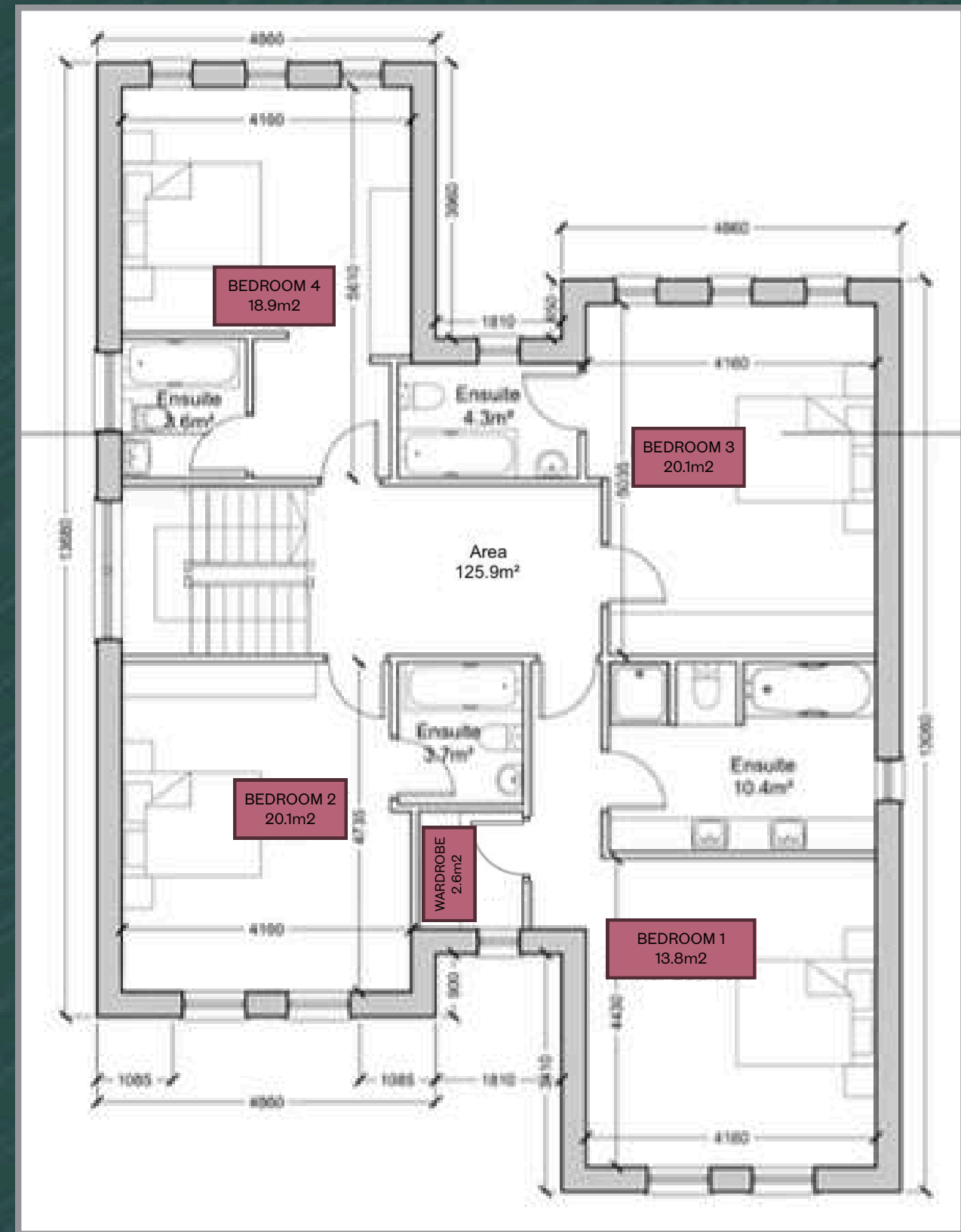
Total Units: 1
251.8 m²
2,710.4 ft²

HOUSE TYPE B2

Total Units: 1
251.8 m²
2,710.4 ft²



Ground Floor
125.9 m²



First Floor
125.9 m²

Scale 1:100

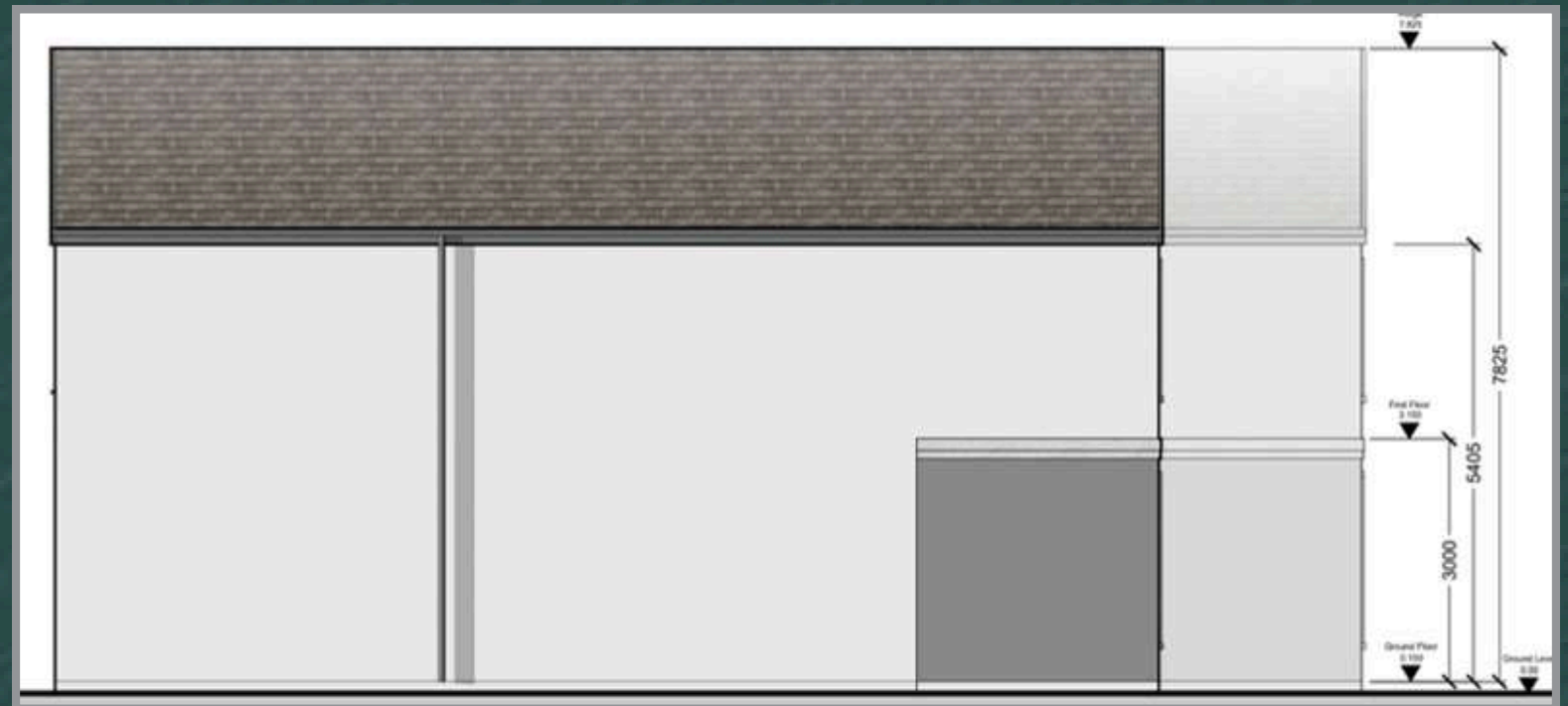


Front



Side 1

Rear



Side 2

Scale 1:100

HOUSE TYPE B2



External Finishes:
 Windows: Aluclad dark grey
 Walls: Rendered blockwork
 Roof: Natural slate/tiles
 Doors: Timber
 Gutters/Downpipes: Aluminium

EXISTING HOUSE



Main House:
934 m², 10,053.5 ft²
Guest House:
154 m², 1,657.64 ft²

● EXISTING HOUSE

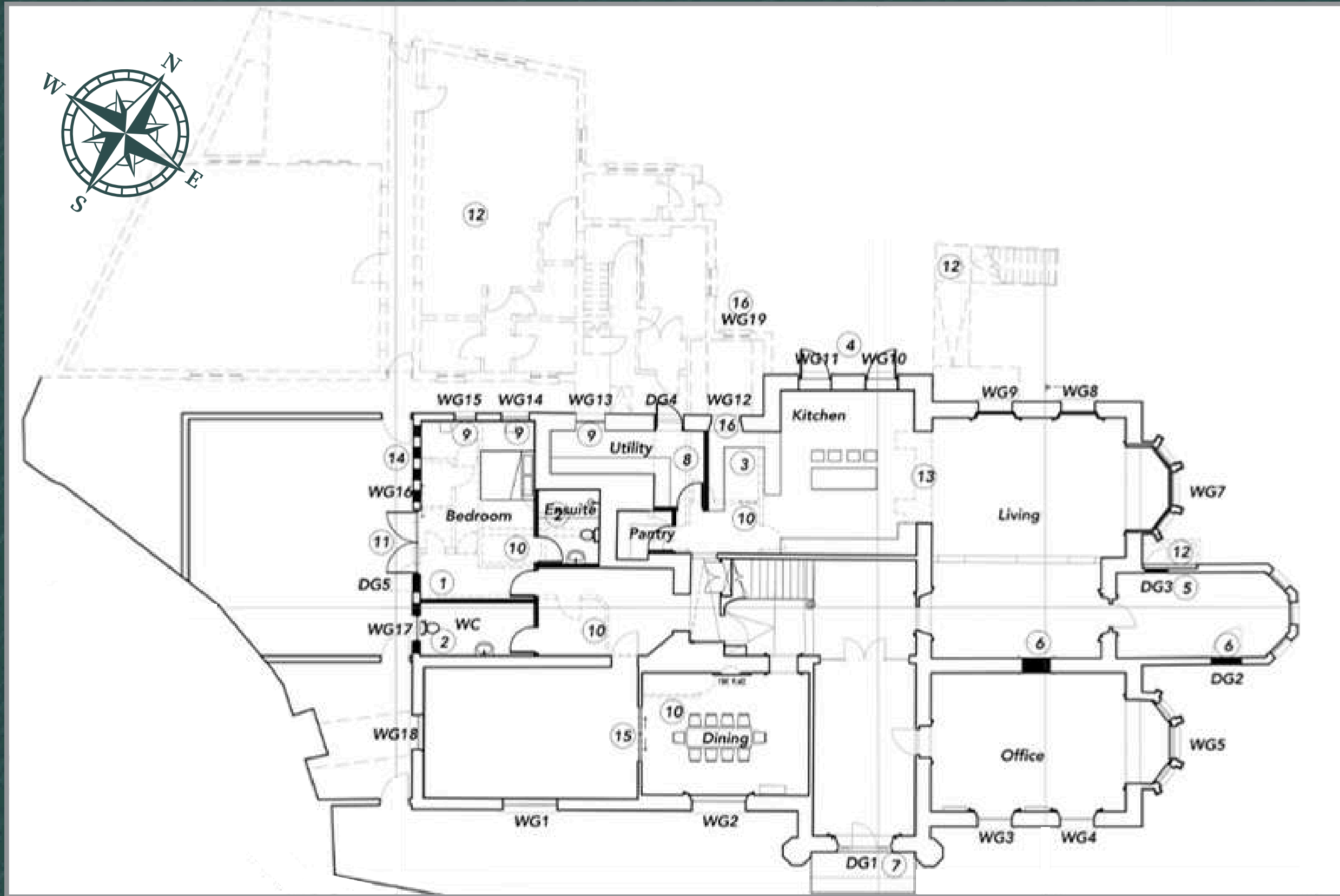


Main House:
934 m², 10,053.5 ft²
Guest House:
154 m², 1,657.64 ft²

Scale 1:100

Proposed Exterior

EXISTING HOUSE



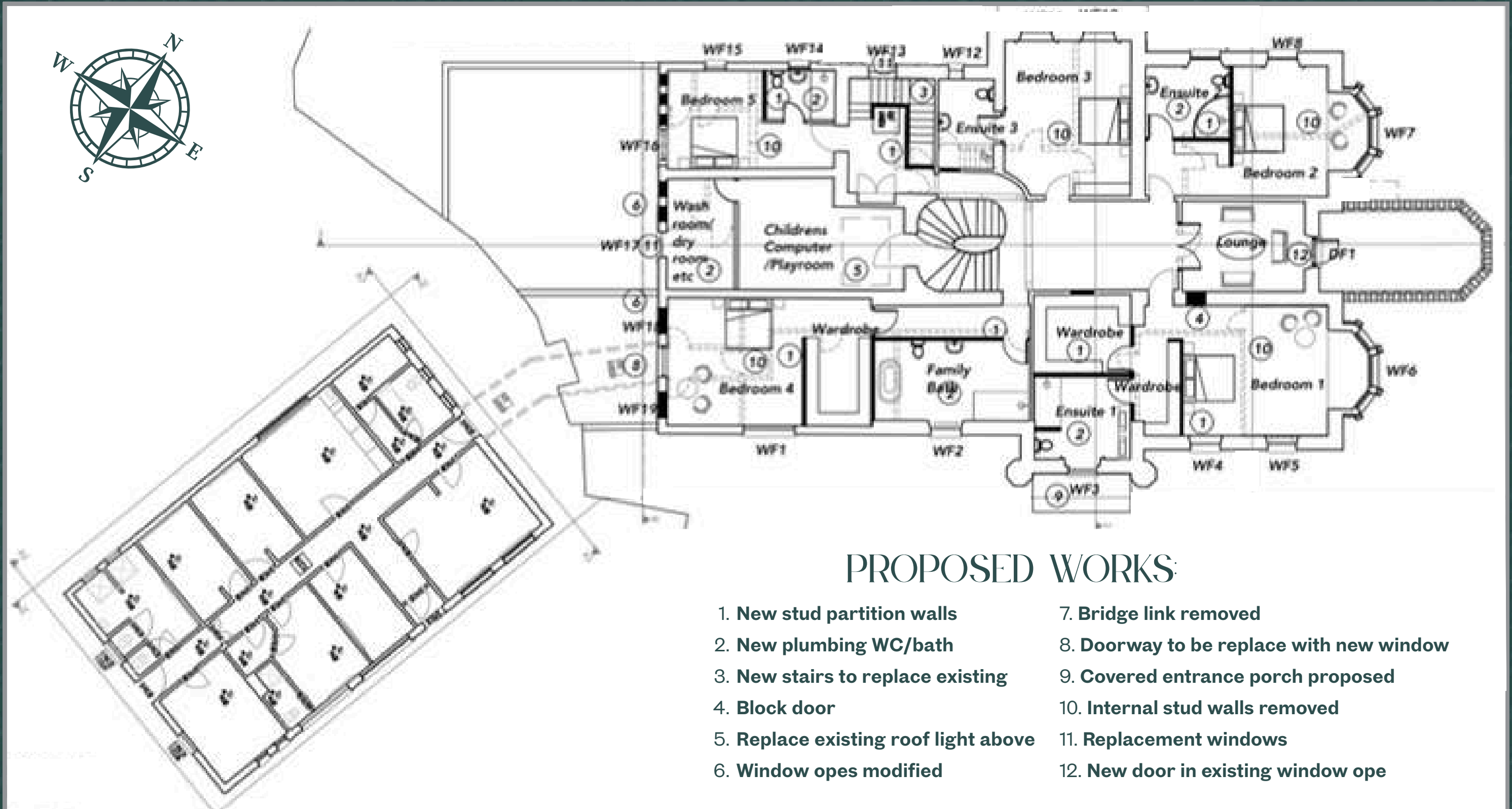
Proposed Ground Floor
400 m²

Scale 1:200

PROPOSED WORKS:

- | | | | |
|---------------------------------------|---|-----------------------------------|--|
| 1. New stud partition walls | 5. Block later addition door | 9. New replacement windows | 14. External wall rebuilt with new windows to rear |
| 2. New plumbing WC/bath | 6. Block door open | 10. Internal stud walls removed | 15. New sliding doors introduced |
| 3. New kitchen | 7. Covered entrance porch proposed | 11. New glass double doors | 16. Window WG19 relocated to open at WG12 |
| 4. New doors in existing window opens | 8. New utility room and associated plumbing | 12. All modern extensions removed | |
| | | 13. New opens formed in wall | |

EXISTING HOUSE



PROPOSED WORKS:

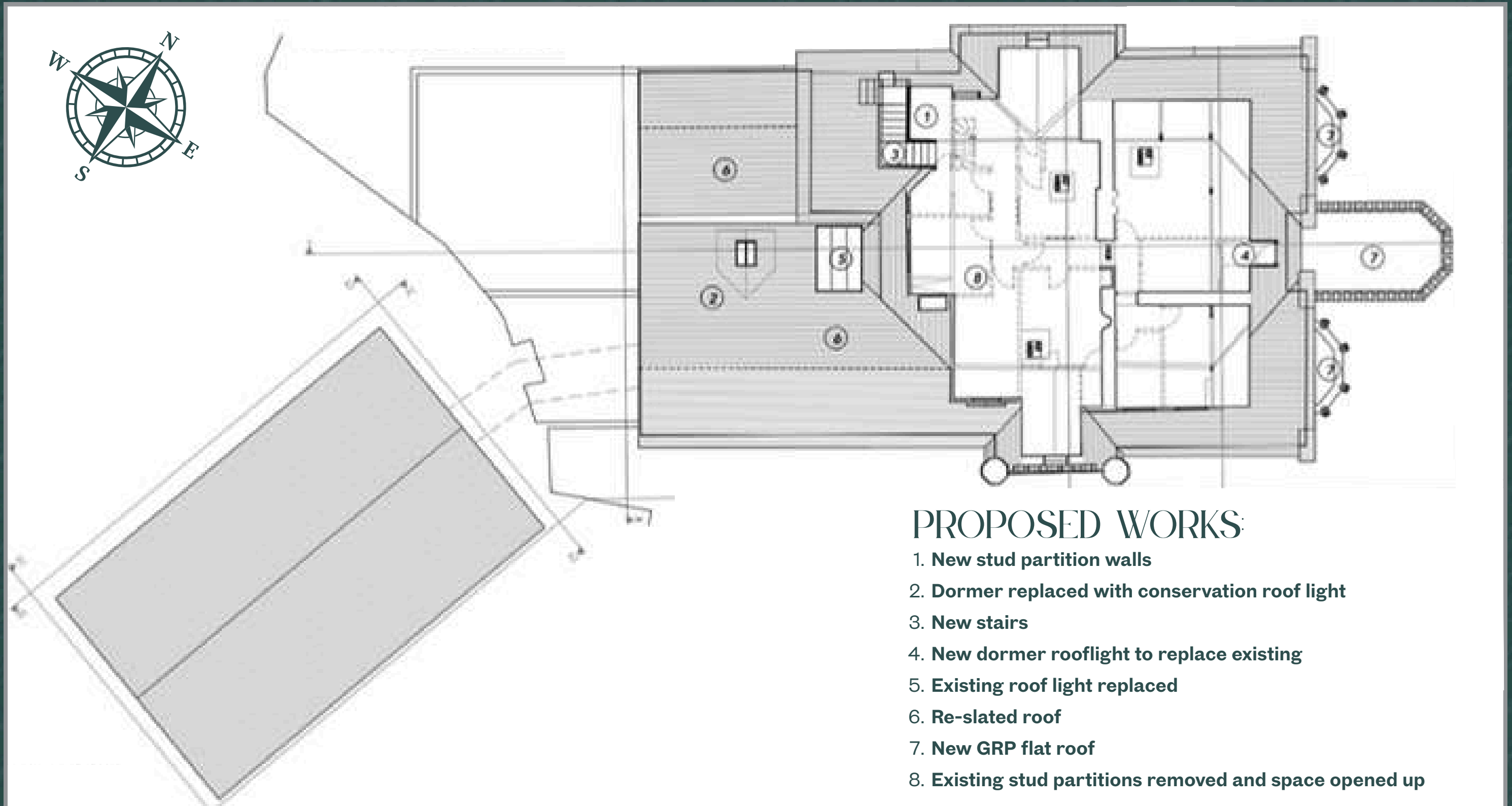
- | | |
|--------------------------------------|--|
| 1. New stud partition walls | 7. Bridge link removed |
| 2. New plumbing WC/bath | 8. Doorway to be replace with new window |
| 3. New stairs to replace existing | 9. Covered entrance porch proposed |
| 4. Block door | 10. Internal stud walls removed |
| 5. Replace existing roof light above | 11. Replacement windows |
| 6. Window opes modified | 12. New door in existing window ope |

370 m2

First Floor

Scale 1:200

EXISTING HOUSE



PROPOSED WORKS:

1. New stud partition walls
2. Dormer replaced with conservation roof light
3. New stairs
4. New dormer rooflight to replace existing
5. Existing roof light replaced
6. Re-slatted roof
7. New GRP flat roof
8. Existing stud partitions removed and space opened up

164 m²

Second Floor

Scale 1:200

HOUSING QUALITY ASSESSMENT: AREAS SCHEDULE



GENERAL INFORMATION									UNIT AREA			LIVING /DINING / KITCHEN AREAS		BEDROOM AREAS						SERVICE AREAS					STORAGE AREAS		PRIVATE OPEN SPACE		
PHASE	DWELLING TYPE	UNIT NUMBER	UNIT TYPE (NAME)	UNIT TYPE (BEDROOMS)	NO. OF BEDSPACES	FLOOR TO CEILING HEIGHT (m)	DUAL ASPECT	ASPECTS (ORIENTATION)	TOTAL PROPOSED AREA (m ²)	MIN REQUIRED AREA (m ²)	UNIT AREA OVER 10% LARGER THAN MIN	PROPOSED AREA (m ²)	MIN REQUIRED AREA	BEDROOM 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	PROPOSED AGGREGATE BEDROOM AREA (m ²)	MIN REQUIRED AGGREGATE BEDROOM AREA (m ²)	BATHROOM 1 AREA (m ²)	BATHROOM 2 AREA (m ²)	BATHROOM 3 AREA (m ²)	BATHROOM 4 AREA (m ²)	BATHROOM 5 AREA (m ²)	PROPOSED AREA (m ²)	MIN REQUIRED AREA (m ²)	PROPOSED GARDEN AREA (m ²)	MIN REQUIRED AREA (m ²)	
Houses		01	A2	4	8	2.70	Y	N/E/S/W	199.30	120.00	Y	66.50	40.0	17.80	17.50	15.00	13.80	64.10	43	3.60	4.00	3.00	3.80	4.00	9.20	6	100.9	60	
		02	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	113.3	60	
		03	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	102.4	60	
		04	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	93.8	60	
		05	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	86.6	60	
		06	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	82.2	60	
		07	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	83.7	60	
		08	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	78.7	60	
		09	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	73.7	60	
		10	A2	4	8	2.70	Y	N/E/S/W	199.30	120.00	Y	66.50	40.0	17.80	17.50	15.00	13.80	64.10	43	3.60	4.00	3.00	3.80	4.00	9.20	6	206.6	60	
		11	B2	4	8	2.70	Y	N/E/S/W	251.80	120.00	Y	89.60	40.0	23.20	20.10	20.10	18.90	82.30	43	3.00	10.40	3.70	3.60	4.30	11.10	6	290.3	60	
		12	B1	4	8	2.70	Y	N/E/S/W	251.80	120.00	Y	89.60	40.0	23.20	20.10	20.10	18.90	82.30	43	3.00	10.40	3.70	3.60	4.30	11.10	6	152.4	60	
		13	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	84.7	60	
		14	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	87.7	60	
		15	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	90.3	60	
		16	A2	4	8	2.70	Y	N/E/S/W	199.30	120.00	Y	66.50	40.0	17.80	17.50	15.00	13.80	64.10	43	3.60	4.00	3.00	3.80	4.00	9.20	6	168.7	60	
		17	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	172.8	60	
		18	A1	4	8	2.70	Y	N/E/S/W	193.40	120.00	Y	66.80	40.0	13.80	17.50	15.00	13.80	60.10	43	3.60	4.80	3.20	3.80	4.00	9.30	6	93.6	60	
TOTAL			18 Units	72	144		18		3,615.70		18																		
							100.00%				100.00%																		

POTENTIAL FOR ADDITIONAL UNITS *

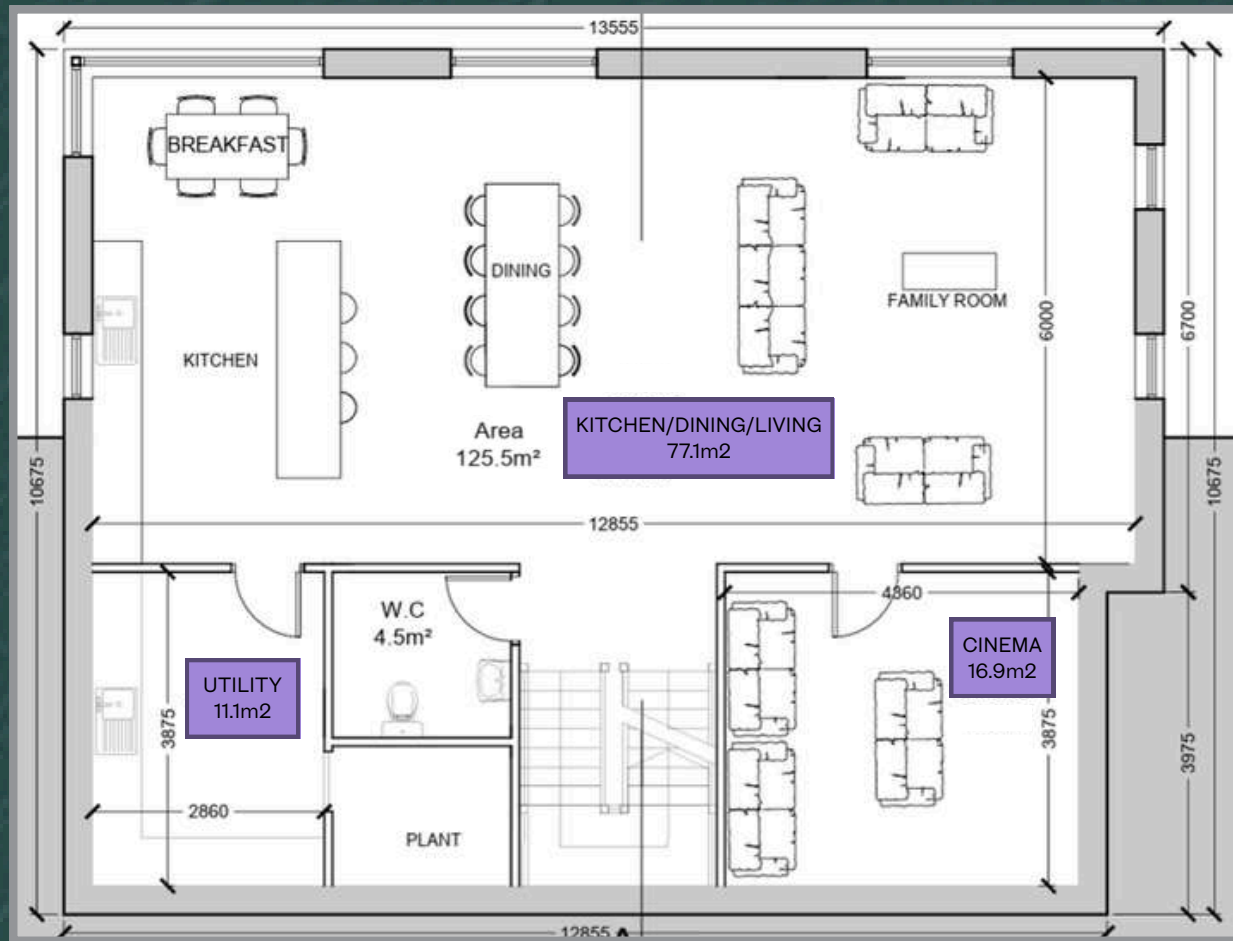


- A1: 4-Bed, Detached
193.4 m2, 2,081.7 ft2
- A2: 4-Bed, Detached
199.2 m2, 2,144.2 ft2
- B1: 4-Bed, Detached
251.8 m2, 2,710.4 ft2
- B2: 4-Bed, Detached
251.8 m2, 2,710.4 ft2
- C: 4-Bed, Detached
323.8 m2, 3,485.4 ft2
- E: 4-Bed, Detached
333.6 m2, 3,590.8 ft2
- F: 4-Bed, Detached
138.5 m2, 1,490.8 ft2
- EH: Existing House
934 m2, 10,053.5 ft2

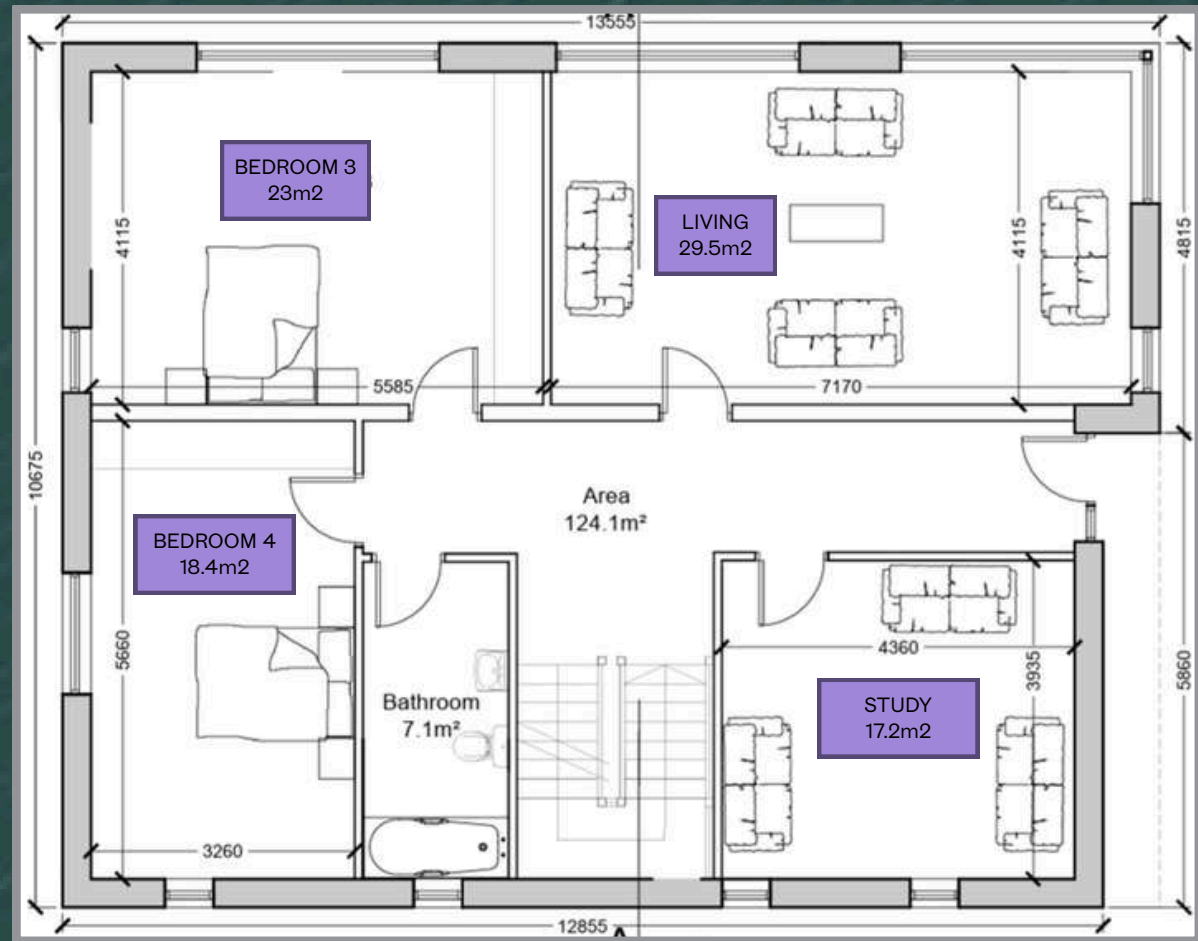


**Subject to additional planning permission
**Potential additional unit circa 2,100 ft2, not included in floor plans*

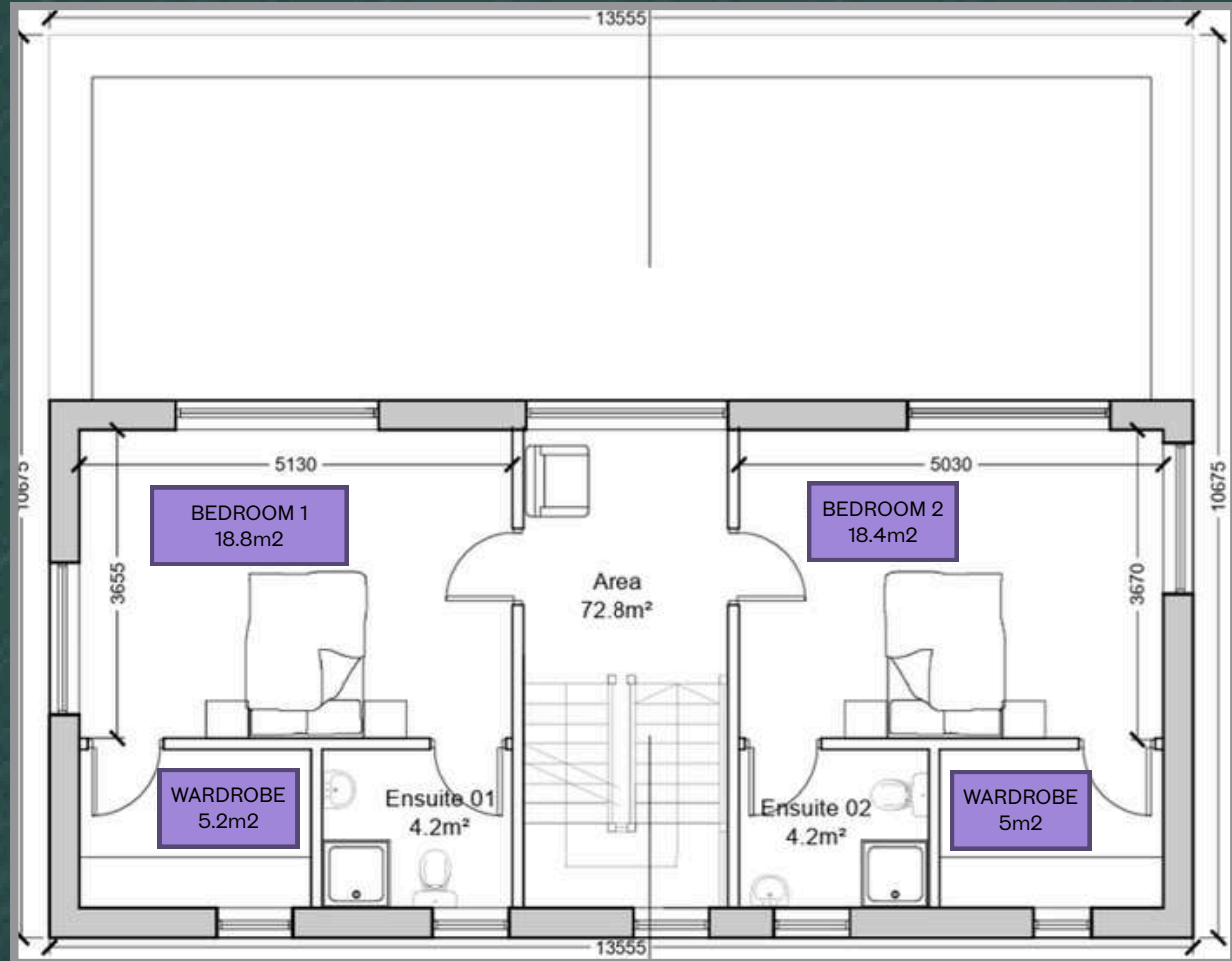
Lower Ground Floor
125.5 m²



Upper Ground Floor
124.1 m²



First Floor
72.8m³



● HOUSE
TYPE C



Total Units: 2
322.4 m²
3,470.3 ft²

Scale 1:100

Front
Rear



External Finishes:
 Windows: uPVC colour dark grey
 Walls: Rendered blockwork,
 timber cladding, brick
 Roof: Grey slates/tiles
 Doors: uPVC
 Gutters/Downpipes: uPVC



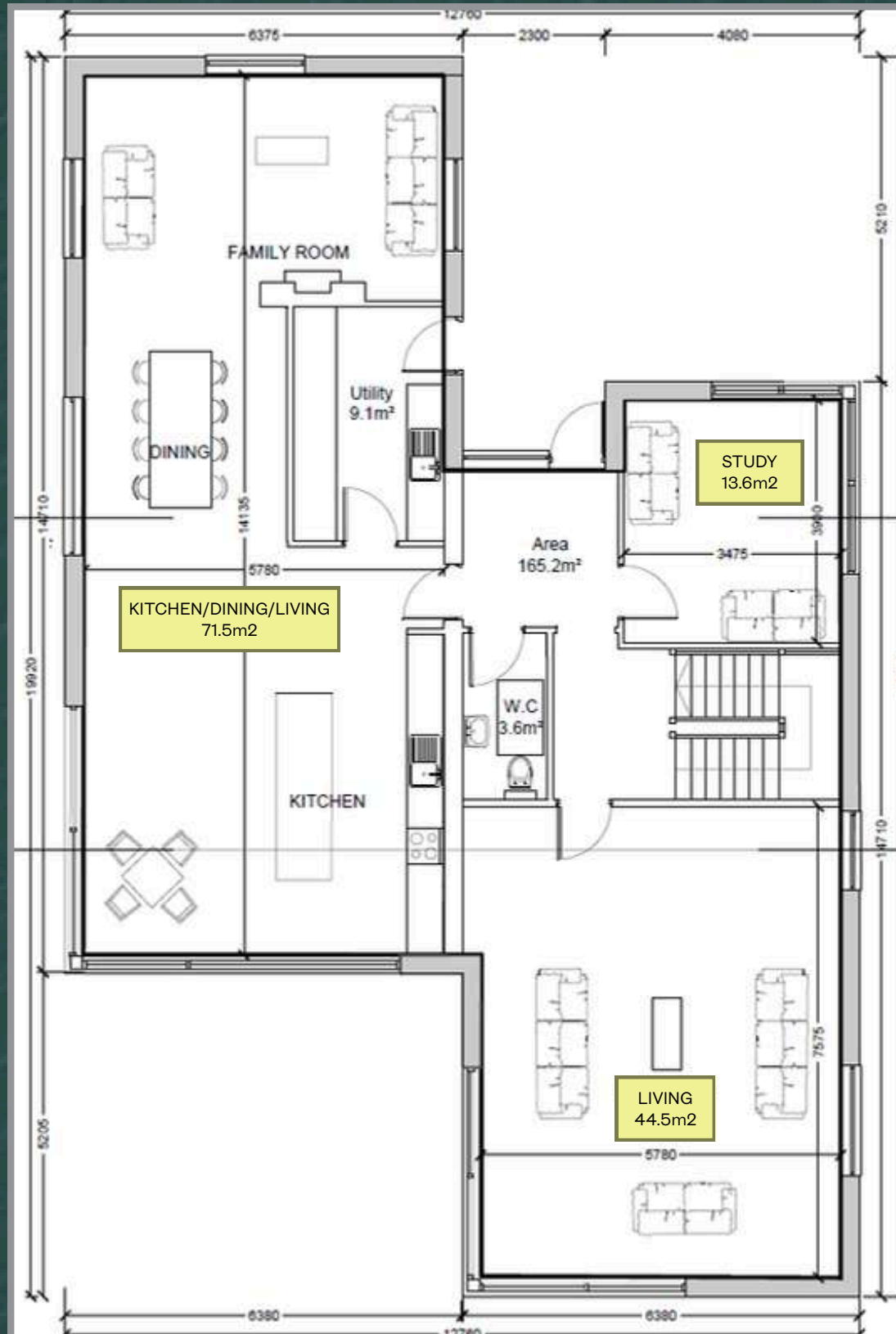
HOUSE TYPE C



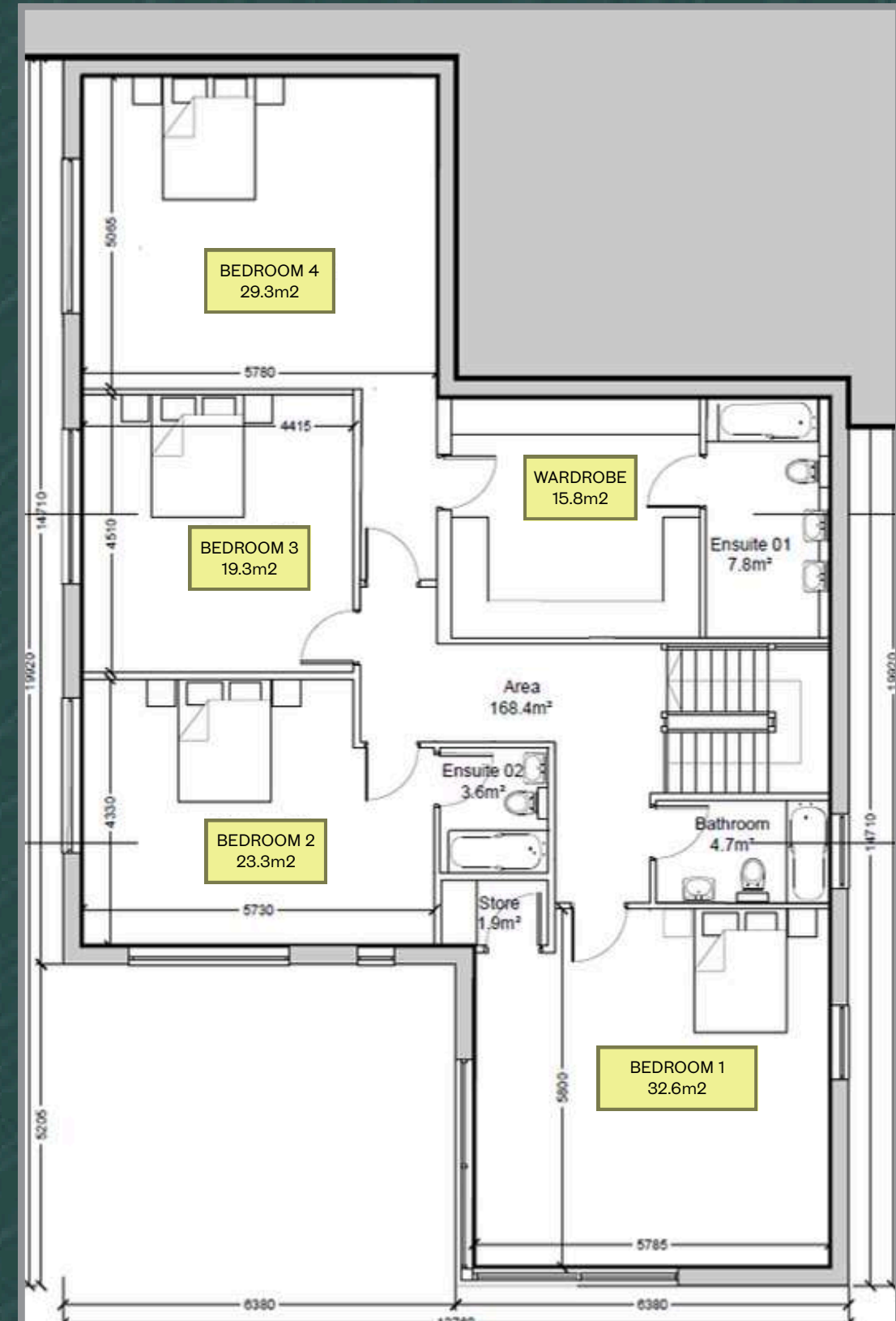
Scale 1:100

● HOUSE TYPE E

Total Units: 1
 333.6 m²
 3,590.8 ft²



Lower Ground Floor
 165.2 m²



Ground Floor
 168.4 m²

Scale 1:100



Front



Side 1

Rear



Side 2

Scale 1:100

HOUSE TYPE E



External Finishes:

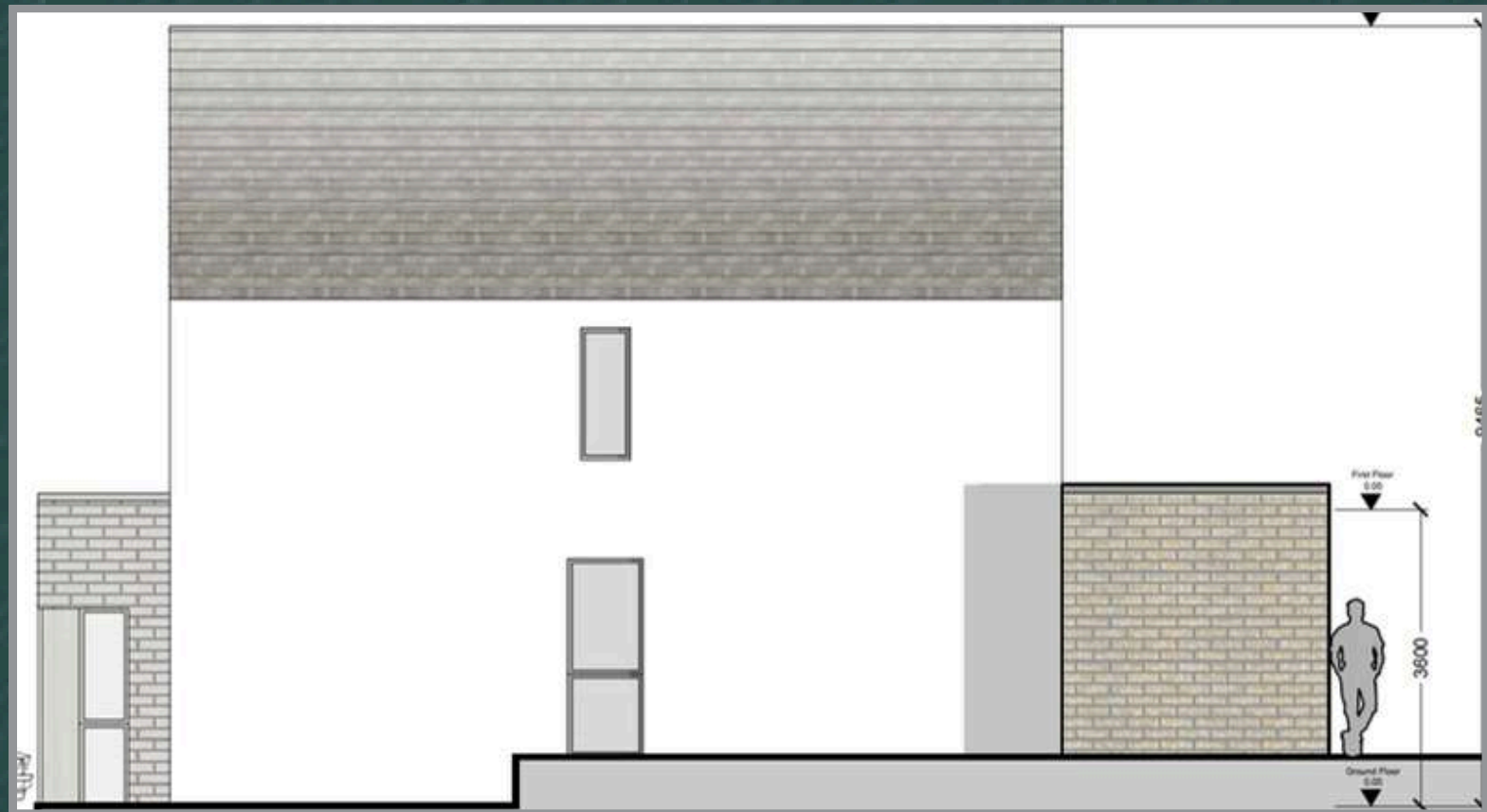
- Windows: uPVC dark grey
- Walls: Rendered blockwork, timber cladding, brick
- Roof: Grey slates/tiles
- Doors: uPVC
- Gutters/Downpipes: uPVC

Scale 1:100

Front



Side 1



Rear



Side 2



HOUSE TYPE F



External Finishes:

- Windows: uPVC dark grey
- Walls: Rendered blockwork, timber cladding, brick
- Roof: Grey slates/tiles
- Doors: uPVC
- Gutters/Downpipes: uPVC



For Further Information:

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info@powellproperty.ie

Viewings by appointment only



48 Grand Parade, Cork City T12 PY86

(021) 427 9729

PSRA: 002639

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MOUNT PROSPECT

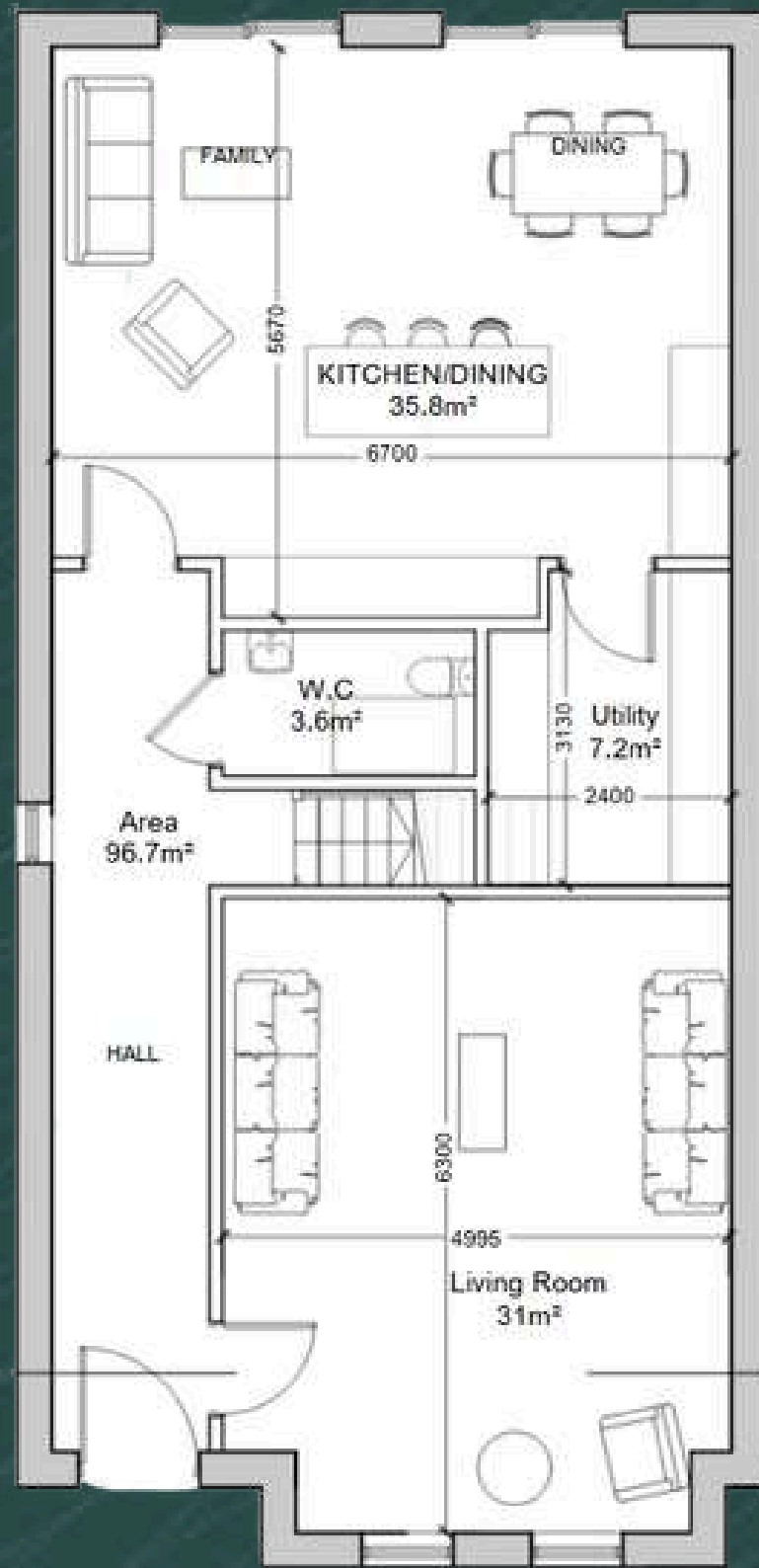
Mount St. Joseph, Passage West, Cork



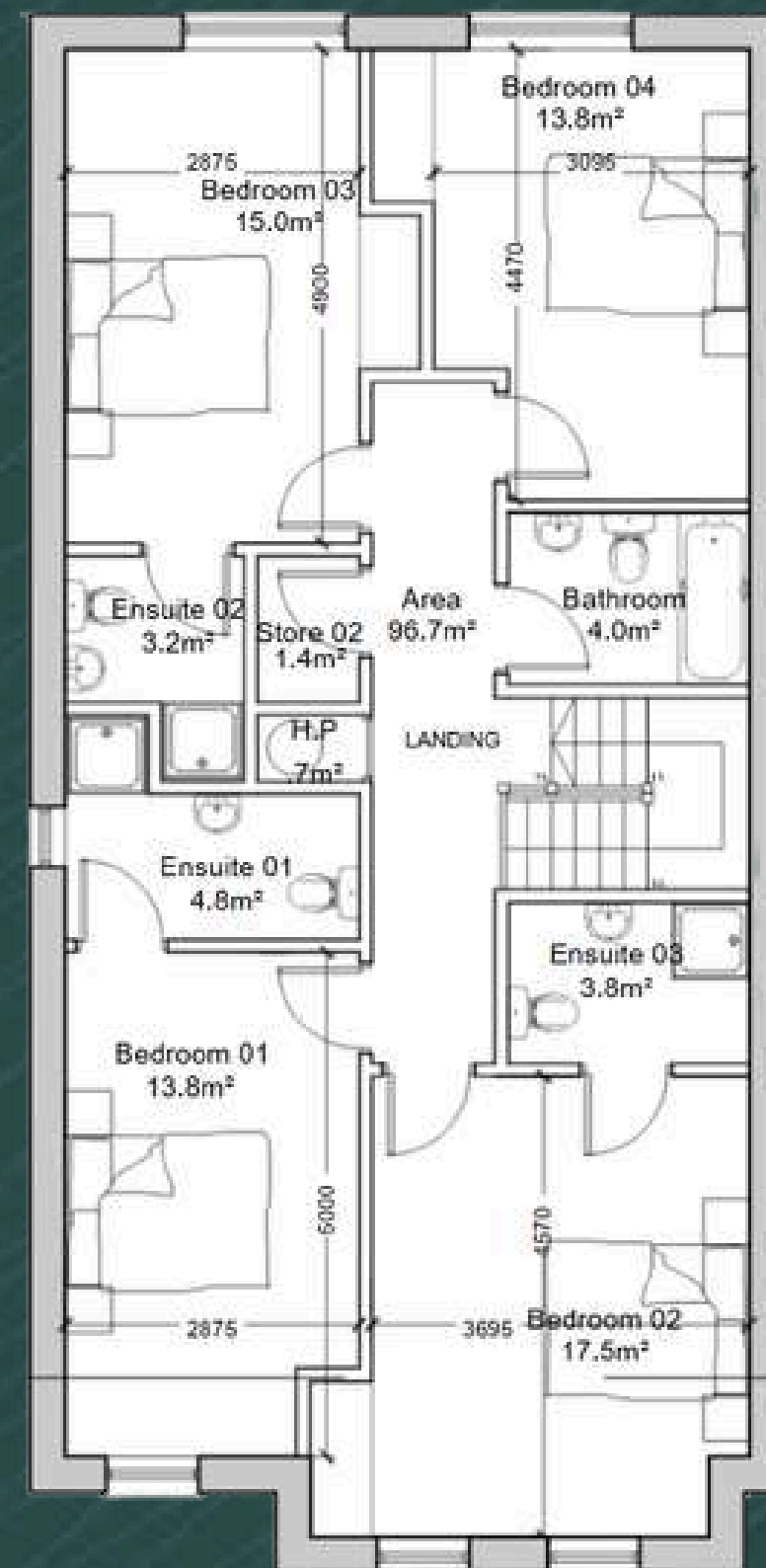
Information Memorandum

HOUSE TYPE A1

Total Units: 14
198.4m²
2,135.6ft²



Ground Floor
96.7 m²



First Floor
96.7 m²

Total Internal
Floor Area:
193.4m²

