

For Sale by Private Treaty

11C FRIARS WALK, CORK CITY. T12 V184



Small, but could be mighty! This is a property oozing with potential for a host of conversion ideas or development opportunities (subject to planning permission).

Currently the property comprises a garage/ lock up extending to approx. 535 sqft (50sqm) on an overall level site of approx. 330sqm, (0.08 acres). The property bounds residential dwellings on either side.

Friars Walk is an established Residential area less than a 15 minute walk to the city centre and all its amenities, as well as UCC, CUH and the Bons Secours Hospital.

Zoned **ZO 01 - Sustainable Residential Neighbourhoods** in the proposed Cork City Development Plan 2022 - 2028. which states a zoning Objective; ***"To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses"***.

Garage with Development Potential (SPP)

**Garage approx.:
50sqm /(535sq ft)**

**Overall Site approx.:
330sq.m (0.08 acres)**

Agent

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Viewings Strictly By Appointment

BER EXEMPT



MARKED IN RED FOR IDENTIFICATION PURPOSES ONLY



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