

# Age-appropriate buy



**T**he former Clifton Convalescent Home, dominating a section of the Cork suburban skyline above the River Lee at Montenegro, has come back to market after a seven year lull and lie-in.

The property runs to almost 30,000 sq ft, on 3.5 elevated acres and combines an historic, original period family home of members of the Murphy family, associated with Murphy Brewery Cork in the 1800s, along with a later 30-roomed convalescent home addition to the back, which was built until the mid 2000s by the Good Shepherd Sisters.

It ceased use as a convalescence home in 2007, due to declining numbers in the religious order and was put on the market in '08, guiding €4.5 million. Although it attracted considerable interest and strong bids then, it didn't sell.

Now, it returns for sale once more for the same Order, with the same agent, Malcolm Tyrrell of Cohalan Downing. It's guided at €1.2 million, and interest is already rising, he notes.

It is being offered for sale unconditionally, and has a protected green belt/open area restriction to the front.

While interest is likely from similar types of medical/nursing home users, it may also find new purposes as an education centre, offices or corporate HQ. "It would suit a multiple of alternative uses," says Mr Tyrrell.

There may also be residential development scope on portion of the 3.38 acre south-facing site, especially if the later building additions are removed, and maintenance levels since decommissioning has been quite high.

An early owner of the early 19th century five-bay Clifton, Montenegro was a junior branch of the Murphy family of brewers, and a Nicholas Murphy fifth son of Jeremiah Murphy lived at Clifton. His son, John Nicholas, was created a Count of



Where convalesce is more: the former Clifton Convalescence home in Montenegro is back on the market, at €1.2m

## Tommy Barker SITEWATCH

the Pappal State. In 1855 he married Alice Mary daughter of Daniel Leashy, Lord Mayor of Cork in 1854. Alice Countess Murphy bequeathed the Clifton house to the Good Shepherd order in 1908, who used it as a convent. Alice Countess Murphy also endowed the French Gothic-style chapel at the South Infirmary in 1899.

The Clifton property went on to be part of a 30

beds care/convalescent centre, with staff of 36, and a history of care going back more than 80 years.

The buildings now on the site are in two distinctive blocks, one (the original Clifton) towards the front with a strong period feel and attractive features.

The rear, three-storey building is more functional but still has a solid feel, a range of services, high ceilings and a southerly aspect.

A portion of the original Clifton land behind has since been built upon, with sheltered housing provided for the elderly to the rear in a number of bungalows.

Details: Cohalan Downing 021-427717



Care in the community: the former Clifton Nursing Home (centre of pic) is part of one of Montenegro's 19th century family homes, later a convent. It's now being sold with early 20th century annex, on 3.4 acres or so from Cork city centre

## COMMERCIAL LEASE OPPORTUNITY FOR A SPA OPERATOR

- Established business
- Large client database complete with spa booking software, "Premier Software"
- High end thermal suite including fully equipped treatment rooms
- Centrally located within an established hotel in Cork
- Rental terms available upon request
- Confidentiality guaranteed

Contact: 087 9046585

## Exceptional Investment Opportunity

2 Bank of Ireland Bank Branches (Tenants not affected)

For Sale by Private Treaty  
(In one or more lots)



### Bank of Ireland

150 Bank Place, Mallow, Co. Cork

- Current passing rent of €270,695 p.a.
- 16.75 years unexpired lease term
- Imposing three storey detached period style property
- Approximately 476 sq.m (NIA)
- Located on the principal retail thoroughfare of Mallow
- Rear car park with future development potential (SPP)

BER EXEMPT



### Bank of Ireland

Upper Cork St, Mitchelstown, Co. Cork

- Current passing rent of €111,420 per annum
- 16.75 years unexpired lease term
- Elegant three storey detached corner property
- Approximately 413.51 sq.m (NIA)
- High profile location in the heart of Mitchelstown

BER C3



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PSRA002341



## Waterfront Development Opportunity Tender



1. Kent Station
2. South Mall
3. Merchants Quay
4. One Albert Quay
5. South Docks

For identification purposes only

On the instructions of CIÉ Group Property Management  
2.4 ha (6.1 acres) Site, at Kent Station



Tenders by 12 noon 16th December 2015

- Excellent development opportunity, ideally suited to a variety of uses including offices, hotel, and retail (subject to planning permission)
- Site adjoins Kent Railway Station on the northern side of the River Lee, adjacent to Cork City Centre and has extensive frontage to the Quay and Railway Street.
- There are three protected structures within the site.
- A 300 year ground lease will be offered reserving an annual rent (CPI Indexed) or alternatively 10% of the market rent from the new buildings, whichever is higher (See legal documents)

BER E1



This transaction is not deemed to be a public works contract, public works concession contract or any contract covered by European and/or Irish public procurement legislation



Cork: 021 427 5454 Dublin: 01 639 9300 Limerick: 061 418 111 Galway: 091 569 181 Belfast: 048 90 233 455

## For Sale - Office / Investment Opportunity



### Hoffmann Park, Little Island, Cork

Office/Investment opportunity located adjacent to the Jack Lynch Tunnel on the Little Island Ring Road (R623). Comprising of a 2 storey office building extending to approx. 3,376 sq. m. (36,325 sq. ft.) which can be self-contained. There is also a compound facility of approx. 1,026 sq. m. (11,050 sq. ft.) and yard to the rear of the site currently let to Egle Lagan Services Ltd. The site area extends to approx. 212 ha (5.25 acres) and benefits from approximately 330 metres of road frontage, security fencing and ample car parking. Zoned 'Existing Built-Up Area' under the Blarney Electoral Local Area Plan 2015 the site is suitable for further development and expansion subject to planning consent. Tenants not affected. BER No: 80042076. PSRA No's: 002607 & 002233

Contact: Philip Horgan / Peter O'Flynn on 021 427 5454  
Joint Agent: Sam Daunt on 021 4906111



## For Sale - Development Opportunity Site



### 20 Acres at Ballincollig, Co. Cork

Excellent opportunity to acquire a strategic parcel of land extending to 814 Ha (20.11 Acres). Located on the south western outskirts of Ballincollig, 1 km from the town centre. Quality landholding with extensive frontage to Killunney Road and proximity to the N22 Ballincollig bypass. The green field site is immediately adjacent to a number of one-off residential dwellings and established residential developments, Muskerry Estate, An Caislean and The Maltings. Ballincollig is a strategic growth area for residential and commercial development under the CDDP 2015. Zoned within a Special Policy Area Objective X-01 under the Macroom Electoral Area Local Area Plan which provides for mixed use development. Ber Exempt.

Contact: Philip Horgan / Peter O'Flynn on 021 427 5454

PSRA. 002607

## For Sale - Office/Development Opportunity



### Mill Road, Fermoy, Co. Cork

Comprising two self-contained office premises interlinked by an internal corridor. The office buildings extend 1960 sq m (21,097 sq ft) and 1120 sq m (12,055 sq ft) respectively and sit on a c.3.55 acre site overlooking the Blackwater River. Strategically located close to the center of Fermoy and the M8 Cork Dublin Motorway. Zoned within an 'Existing Built-Up Area.' The site is suitable for further development as the zoning provides for a range of commercial and residential uses, subject to planning consent. BER Number: 800343790

Contact: Philip Horgan / Seán Healy on 021 427 5454

BER D1

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