



Kingsmeadow, Cork Road, Waterford

IMPORTANT 1.65 acre (0.66 ha) Development Site (Zoned General Business)

A rare opportunity to acquire an unrivalled profile site located in Waterford City on the North side of the Kingsmeadow roundabout on the Cork Road (R680) at its junction with the inner ring road approximately 2km south of Waterford City centre. The site extends to 1.56 acres (0.63 ha) and is currently occupied by 2 detached dwellinghouses, outbuildings and a workshop. It is bounded by a bungalow to the north, Cork Road (R680) to the south, the Kingsmeadow roundabout and Inner Ring Road - Kilbarry Shopping Centre to the east and Aldi store to the west. Waterford City (Population 54,404 - Census of Population 2016) is designated Gateway City in the National Planning Framework and the principal regional city for main services, industry, education, medical, rail and air transport services in the South East region of Ireland and is connected to Dublin by the M9 Motorway (168 km) and the N25 and N24 connect with Cork (123km) and Limerick (126 km) respectively.

LOCATION The Kingsmeadow site occupies a prime location immediately south of Waterford City Centre on the City's Inner Relief Road. It is diagonally opposite the Tramore Road District Centre adjacent to RSC stadium and forms part of the Ballybeg/Kilbarry Neighbourhood. It is in a pivotal commercial and retail, residential, education and employment cluster adjoining the main Cork Road and bus transport corridor to and from the city. The Tramore Road District Centre which the site is immediately adjacent to accommodates a mix of comparison, convenience and bulky household retailing. The Principal convenience retail development is the Kilbarry Centre which is anchored by Supervalu. The centre also accommodates a number of other neighbourhood retail units and services including a pharmacy, newsagent, florist, drycleaner, hairdresser and coffee shop. Also within the District Centre is a Lidl Discount Foodstore on the Tramore Road and there is an Aldi Discount Foodstore adjacent to the site on the Cork Road. There are also a number of significant retail warehouse operators located at the Tramore Road including Woodies, Smyths, Screwfix, JYSK, BTW and Petmania. There are a number of light industrial units, builders providers, electrical wholesalers and other construction related retailing represented. Recent and ongoing road, footpath and cycleway improvements under the Waterford City Centre Urban Renewal Strategy 2015 have delivered and will continue to deliver road, footpath and cycleway improvements out towards the site which will ease access into the city centre and enhance the attractiveness of the neighbourhood. Further improvements in the vicinity and beyond the site are also likely in the foreseeable future.

ACCOMMODATION Kingsmeadow House Two storey detached house (c. 1870). Approximate floor area 3,100 sq.ft (288 sq.m) Accommodation: 3 reception rooms, kitchen, sunroom, toilet, pantry, bathroom and 6 bedrooms. Kingsmeadow Bungalow Detached dormer bungalow (BER D1). Approximate floor area 2,034 sq.ft (189 sq.m) Accommodation: 2 reception rooms, kitchen/breakfast room, utility room, 5 bedrooms (one en suite) and bathroom.

TOWN PLANNING Development Plan - The Waterford City Development Plan 2013 to 2019 is the relevant development plan. This Plan will remain in force until replaced in 2021 or thereabouts. With the site being immediately adjacent to one of the five development plan designated Suburban District Centres, on a main arterial road and public transport corridor in and out of the city centre, it is considered the site has the capacity for a landmark development comprising either residential development with ancillary uses, mixed use residential and commercial development or standalone commercial development. Development Plan Zoning - The site is currently zoned for "General Business Use". This provides for development which meets

CONVENIENCE:

the needs of the neighbourhood while ensuring the commercial and retail function of the City Centre is not adversely affected. Under the General Business zoning the following uses are normally permissible: Betting office, car park and park and ride facility, childcare facility, community facility, enterprise centre, funeral home, garden centre, guest house, health centre, home based economic activity, light industry, medical and related consultants, nursing homes, office, petrol stations, place of worship, public house, public service installation, residential, restaurant and takeaway, retail, showrooms, taxi office, telecommunications structures and equipment, traveller accommodation warehouse including retail warehouse.

OPPORTUNITIES The site is considered to have development potential for the following:

1. Apartment Development - The site is suitable for a multiple apartment development, possibly in a landmark building. Standard apartments (including studios), "Build to Rent" (BTR) apartments, shared accommodation or student accommodation; or a mix of such accommodation would be appropriate for the location relative to the city centre, employment and education facilities.
2. Mixed Development - Appropriate commercial development to the front of the site, with apartments over and higher density residential to the rear has potential.
3. Standalone Development - A landmark hotel over the entire site, possibly incorporating leisure, conference and tourism uses would be appropriate, particularly given the site's proximity to the city centre, employment and education facilities. An education/residential education campus over the entire site would be complementary to existing education facilities and employment.