

EXCELLENT RESIDENTIAL & COMMERCIAL DEVELOPMENT OPPORTUNITY



DEVELOPMENT LAND AT

Ticknock

COBH, CORK

DEVELOPMENT LAND • FOR SALE BY PUBLIC AUCTION

An aerial photograph of a coastal town, likely Cork, Ireland. The town is built on a peninsula, with a large body of water (Cork Harbour) to the north and west. The town is densely packed with residential buildings, many of which are white with dark roofs. A prominent church with a tall spire is visible in the lower-left quadrant. To the north of the town, there is a large, flat, brownish area, possibly a field or a construction site, which is outlined in red. The surrounding landscape is a mix of green fields and brown patches, suggesting agricultural land. In the background, more land and water are visible, including a small island with a castle or fortification.

CONTENTS

- Executive Summary
- The Location
- Cork Employment
- The Site
- Planning Overview
- Further Information

Spike Island Tourism Attraction

Haulbowline Island Amenity Park

St Coleman's Cathedral

Cobh Town Centre

Train Station

EXECUTIVE SUMMARY



Total site area extends to approximately 21.94 ha (54.19 acres).



Majority zoned for residential development.



Greenfield site with dual frontage.



Within walking distance of local amenities such as Super Valu, Lidl & Aldi.



Located approximately 20kms south east of Cork city centre.



Conveniently located within 1.5km of Cobh train station.

CORK EMPLOYMENT BASE

Cork offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. A number of employment hubs are located with close proximity of the subject site. These include;

CORK CITY CENTRE

- Apple
- Facebook

CITY CENTRE

MAHON

CITY GATE MAHON

- Quest
- Mater Private
- McAfee

COBH

The site is situated Ticknock, Cobh which is located approximately 20 kilometres south east of Cork city centre and 1.5 kilometres of Cobh town centre. The site's strategic location provides ease of access in and out of Cobh via Strand Road without the necessity of coming through the town centre. The N25 which links Cobh to both the city centre and east Cork is conveniently located a mere 6.5km to the north.

The area is further enhanced by the availability of the rail line that is located in the town centre. The rail service which is situated 1.4km to the south, offers daily routes to the city centre, Glounthaune and Middleton. The area also offers a high-quality living environment with a number of primary and secondary schools located nearby while there is also an array of sporting facilities located within close proximity that caters for Rugby, GAA, Soccer & Golf.

LITTLE ISLAND

- Pfizer
- Janssen Pharmaceutical Sciences
- Laya Healthcare
- Eli Lilly

SITE LOCATION

TICKNOCK

RINGASKIDDY

- Janssen Sciences Ireland
- DePuy Synthetics
- Novartis

RINGASKIDDY

THE SITE

The property is a substantial land holding extending to approximately 21.94 ha (54.19 acres) and has the benefit of frontage to 2 roads allowing for 2 separate access points. The northern section of the site has approximately 120m frontage to Tay Road and approximately 200m frontage to the Hilltop Park Road along the eastern boundary. The property comprises a greenfield agricultural landholding which is made up of 4 smaller parcels of land that are divided by mature trees and hedgerows.

The surrounding area is a mix of mature agricultural landholdings to the west, a mixed use retail park (with retailers such as Super Valu, Aldi, Lidl) situated along the eastern boundary and a new residential development (Cooline) located along the southern boundary.



Mooreshill - Planning granted for 237 units

Cooline - Construction underway for 170 units

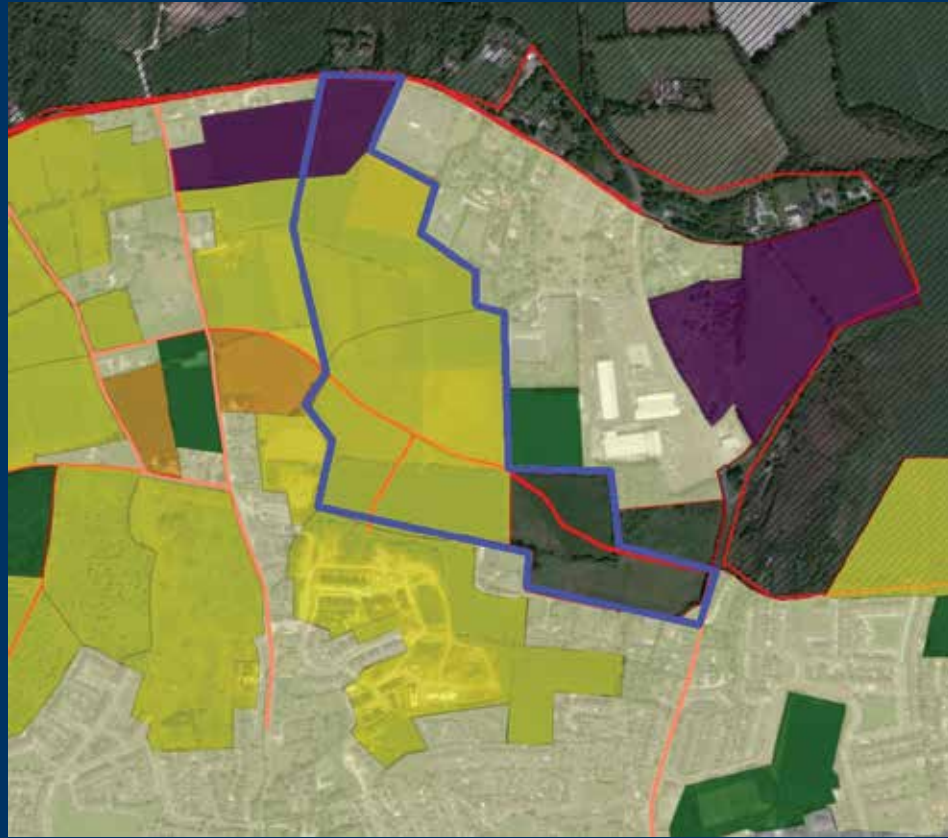
120M FRONTAGE

200M FRONTAGE

Lidl

Aldi

SuperValu



CURRENT ZONING

PLANNING OVERVIEW

Zoning

Current Zoning – Cobh Municipal District Local Area Plan 2017

The lands currently have multiple zonings which can be broken down as follows,;

- 34.69 acres zoned Residential - CH-R-16, CH-R-17 and CH-R-18 – Medium M Density Residential Development.
- 13.7 acres zoned Special Policy Area X-O1
- 5.8 acres zoned Business and General Employment.



PROPOSED ZONING

Proposed Zoning - Draft Cork County Development Plan 2022-2028

The existing Cobh Municipal District Local Area Plan 2017 is due to be replaced by the Cork County Development Plan in June 2022 and the zoning of the subject site within this plan is as follows,

- 34.69 acres zoned 'Long Term Strategic and Sustainable Development (Further Additional Provision) - CH-R-14, CH-R-15, CH-R-16 & CH-R-17.
- 13.7 acres zoned Special Policy Area X-O1.
 - > *Objective of SP Area X-01 is to "provide for a mixed-use development, including provision of a primary healthcare centre. Comparison retail or other town centre uses are not appropriate. Consideration may be given to additional convenience retailing, subject to detailed Retail Impact Assessment and Sequential Approach".*
- 5.8 acres zoned Business and General Employment. Appropriate Uses in Business and General Employment Areas include,
 - > Light industry wholesale and non-retail trading uses
 - > Car showrooms
 - > Small/medium scale manufacturing
 - > repairs/warehousing/distribution uses
 - > logistics, incubator units
 - > childcare facilities
 - > fitting and business to business activity.



TITLE

Freehold

RESERVE

€1,600,000

SALES PROCESS

For Sale by Public Auction

Date: 21st April 2022

Time: 3pm

Venue: Maldron Hotel, South Mall, Cork City

FURTHER INFORMATION

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including maps, planning report, title information & the contract for sale.



JOINT SELLING AGENTS



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