

FOR SALE BY TREATY




FAIRFIELD ROAD


BLACKPOOL | CO CORK


2.3 Acres | Superb Development Opportunity
with FPP for 47 Residential Units





ASSET OVERVIEW


 Development site extending to 2.30 acres (0.93 ha)

 Excellent residential site with full planning permission for 47 units

 Unit mix comprises terrace houses and apartments

 Zoned “ZO 01: Sustainable Residential” under the Cork City Council Development Plan 2022 – 2028

 Situated in a well established residential location

 Location benefits from access to primary arterial routes including N20, N22, N8 and N27

 The site is in Blackpool within approx. 15 minutes walking distance to Cork City Centre

 Wide range of amenities in the immediate area including Blackpool Shopping Centre



For illustrative purposes only

LOCATION

The development site is located in Blackpool, a well-established residential location approximately 1.5km north of Cork City Centre.

The surrounding area is characterised primarily by residential uses, however, light industrial, retail warehousing and commercial uses are nearby which include Blackpool Shopping Centre, Blackpool Retail Park, Kilnap Business & Technology Park, Westlink Business Park. Notable local occupiers include Dunnes Stores, New Look, Woodies DIY, Dulux Paints, EZ Living, Screwfix and DFS. In a wider context, Cork City has numerous high-profile tech and financial Services tenants including Apple, Amazon, Dell, Deloitte, PWC and EY.

In addition, Blackpool is well serviced by a wide range of local amenities including numerous cafes, restaurants, creches, sports clubs and schools.

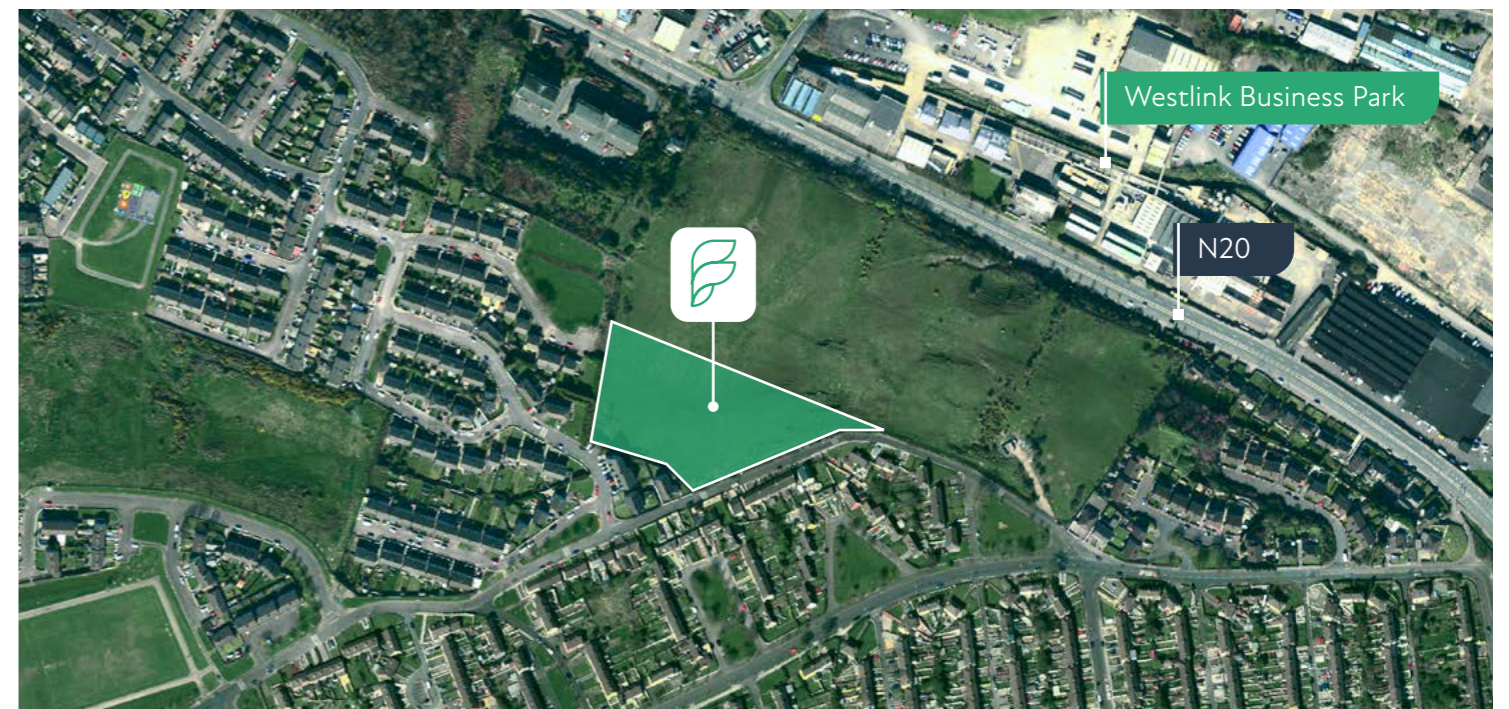
The property benefits from convenient access to all modes of transport. The N20, one of Cork City's primary arterial routeways, is easily accessible via the Fairfield Road and connects to Corks wider road network including the N8 / M8, N27 and N22. Kent (Cork) Train Station is just 2km south of the site while Cork Airport is within 30 minutes drivetime to the south.



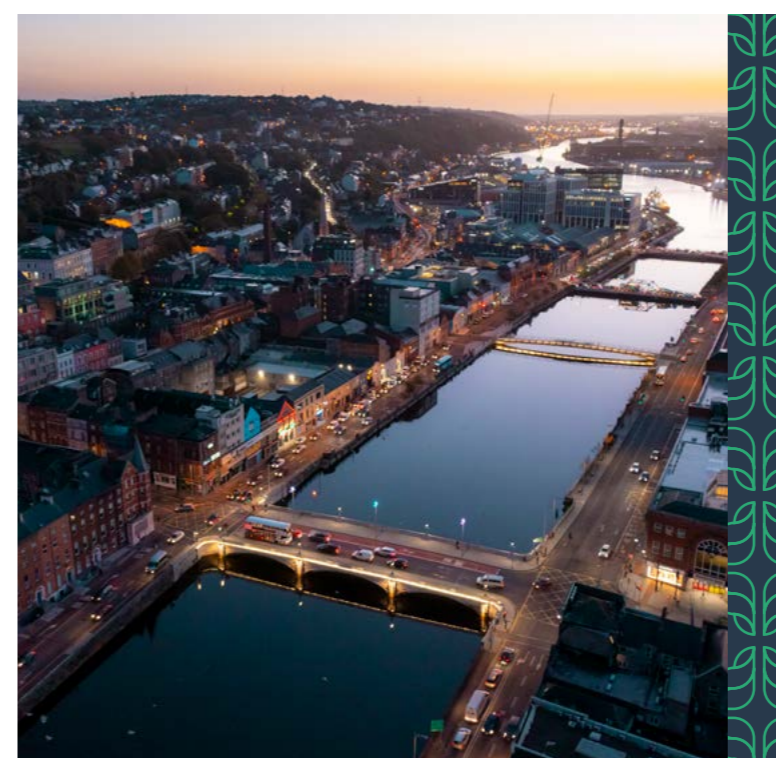
DESCRIPTION

The subject property comprises a greenfield site extending to approximately 2.30 acres (0.93 ha) and benefits from frontage of approximately 280 meters to Fairfield Road. The site, which is not currently in use, is irregular in shape and has a sloping gradient from south to north. It is bounded

by two storey, residential housing estates to the west and south and an undeveloped Landscape Preservation Zone (greenfield lands) to the north and east. Access to the site is from Fairfield Road, via the N22, at the southern boundary of the site.



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ZONING & PLANNING PERMISSION

The subject site is zoned “Zo 01: Sustainable Residential Neighbourhoods – to protect and provide for residential amenities, local services and community, institutional, educational and civic uses” under the Cork City Development Plan 2022 – 2028.

The property has the benefit of Full Planning Permission for the development of 47 residential units. The proposed scheme, which was granted on August 30, 2022 by An Bord Pleanala (planning ref: 309372), comprises 9 x terrace dwellings and 38 x apartment units. Further planning information available on request.



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SERVICES

We understand that all main services are available to the property. Interested parties are advised to satisfy themselves as to the availability of these services.

TITLE

We understand the property is held Freehold / Long Leasehold. Full title details are available from the vendors solicitor.

PRICE

Price on Application.

VIEWING

For further information or to arrange a viewing please contact sales agents JLL as per the following details:

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