

EXCELLENT DEVELOPMENT OPPORTUNITY

LANDS AT

# HORSECLOSE

DONERAILE • CO. CORK

FOR SALE BY PRIVATE TREATY





## EXECUTIVE SUMMARY



Total site area extends to approximately 4.2 hectares (10.4 acres)



Zoned "Existing Built Up Area" and benefits from a positive planning history



Greenfield site with dual frontage and access on to the R522 and the R581





Excellently located site adjacent to Doneraile Park, and partially adjoining school and Golf Club



Potential for development from a residential, commercial and/or nursing home perspective



Location provides ease of access to the N20, the main road between Cork and Limerick







## LOCATION

This site is located along both the R522 and the R581, situated in the heart of Doneraile village. A pedestrian path connects the centre of the village to the subject site, with pubs, post office, coffee shop, pharmacy and GAA club all in close proximity and serving the local area. The site is located across the road from Doneraile Park, with Doneraile Golf Club located to the south of the subject lands.

The village benefits from a strong passing trade, located parallel to the N20, the main road between Cork and Limerick, with strong transport links located nearby inclusive of the previously mentioned N20, as well as the N72 and the N73 also being in close proximity, with multiple bus routes passing through the village on a daily basis.

Doneraile benefits from a strong tourism trade also, being the home of the previously mentioned Doneraile National Wildlife Park, listed in the top 5 "free to enter" tourist attractions in Ireland by Fáilte Ireland with 500,000 visitors per year.

## DISTANCE

N73	5km
N20	8km
N72	11km
Mallow	14km
Charleville	19km
Cork	47km
Limerick	58km









## DESCRIPTION

The subject lands comprise of a substantial landbank that extends to 10.4 acres (4.2 Ha) in total. The property has excellent dual road frontage on to both the R522 and the R581 extending to c.400m in total. The site is generally level throughout and has a mixture of mature trees, post and rail fencing and stone walls acting as boundaries.

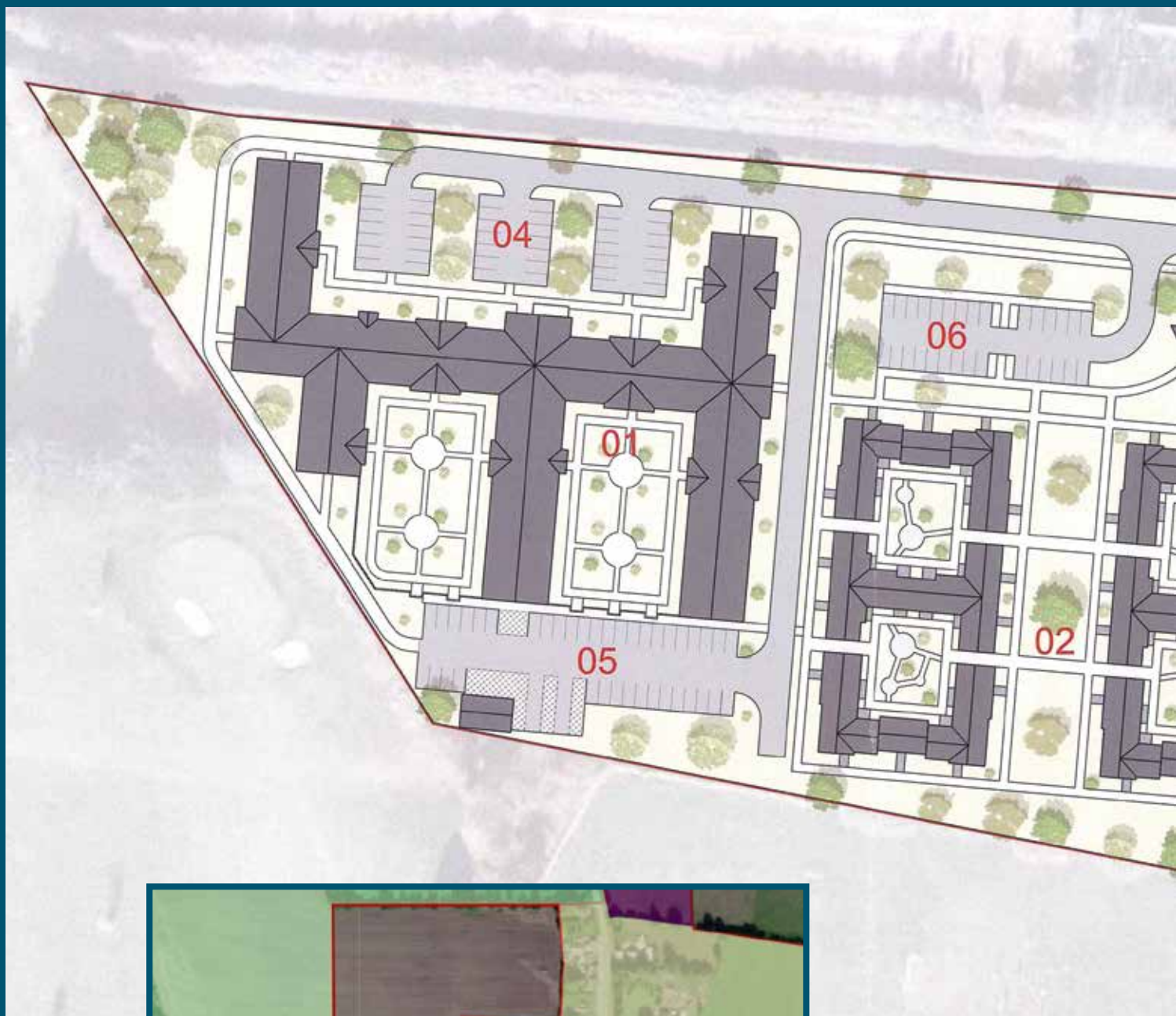
The site is situated to the north of the village centre with the property being a greenfield development site, with the benefit of a positive planning history which benefits any prospective developer.

The site is suitable for a range of different development uses subject to planning permission such as residential, commercial, medical, nursing home and/or retirement village.

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*“The site is situated to the north of the village centre with the property being a greenfield development site, with the benefit of a positive planning history”*

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## DEVELOPMENT POTENTIAL

As per the zoning objective previously highlighted, a variety of different end uses are available to a potential purchaser; residential development could be considered due to a positive planning history relating to permission granted for 74 residential dwellings previously, a commercial development would be supported on the basis of nearby strong tourism and leisure activities such as the Golf Club and Doneraile Wildlife Park, while a retirement village/nursing home could be considered as can be seen in the concept plans adjacent.

### Site Legend

- 01. Nursing Home
- 02. Retirement Village
- 03. Community Centre
- 04. Visitor Parking
- 05. Staff Parking
- 06. Retirement Village Parking

## ZONING

The subject lands are located to the north of the village centre and is situated in an area with a mix of residential, commercial and tourism uses. The property is zoned as “Existing Built Up Area” as per the Fermoy Local Area Plan, which provides for a broad development opportunity, subject to planning permission.

*“The site is well located in terms of accessibility and connections to local services”*

## 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.

## TITLE

Freehold

## PRICE

On Application

## SELLING AGENTS



### **Savills**

11 South Mall

Cork

021 427 1371

[www.savills.ie](http://www.savills.ie)

PSRA Licence No. 002233

### **Peter O'Meara**

Savills Ireland

**T:** +353 21 4906114

**M:** +353 87 2361181

**E:** [peter.omeara@savills.ie](mailto:peter.omeara@savills.ie)

### **James O'Donovan**

Savills Ireland

**T:** +353 21 4906120

**M:** +353 83 1015715

**E:** [james.odonovan@savills.ie](mailto:james.odonovan@savills.ie)

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