



SHANNON PARK
CARRIGALINE, CO. CORK

PRIME RESIDENTIAL DEVELOPMENT LAND

C.34 acres

(c.23 acres zoned for residential development)

For Sale by Private Treaty

SALE HIGHLIGHTS

- Located in the highly sought after town of Carrigaline
- Only 6.5kms from Douglas village and 12kms from Cork City Centre
- The site extends to approximately 13.74 hectare (33.94 acres) in total
- Approximately 9.31 hectare (23 acres) zoned Medium A Density Residential Development.
- Location provides ease of access to and from Douglas/Cork city via the N28.
- Potential to develop a high quality scheme in the region of 230 – 325 units.

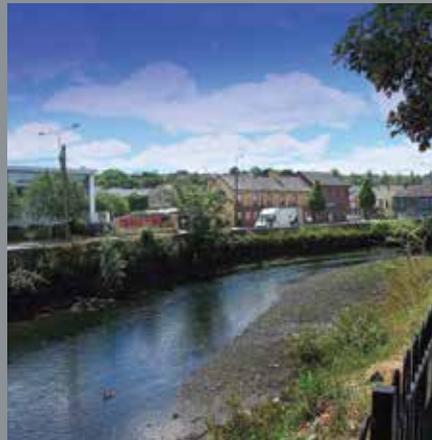
THE OPPORTUNITY

Joint agent Savills and Irish & European are delighted to offer for sale this superb development opportunity in one of Cork's most desirable locations. The property comprises a c.33.94 acre site in a superb location that benefits from medium density residential zoning (20 – 50 units per ha). The opportunity now exists to acquire this prime residential development site in a proven sales location within close proximity to Douglas and Cork City Centre.

LOCATION

The subject property is located on the city side of Carrigaline Town Centre and approximately 6kms south east of Douglas Village. The site sits between Fernhill Golf Club, located immediately to the east and the ongoing Janeville development located immediately to the west. Carrigaline is recognised largely as a commuter town located approximately 12kms south of Cork City. The population of the town has expanded progressively over the past 10-15 years and was estimated at 15,770 persons in the 2016 census.

The town contains mainly estate type housing and the retail offering in the village includes local shops and larger retail operators such as SuperValu, Dunnes Stores and Lidl. Large employers in the wider Carrigaline/ Ringaskiddy area include Pepsi, Unilever, Glaxo Smithkline, Biomarin, Pfizer and Novartis. Excellent educational facilities are provided locally as well as a range of sporting clubs and leisure facilities.



DESCRIPTION

The site consists of undeveloped lands extending to approximately 13.74 hectares (33.94 acres) in total, located just off the Shannon Park roundabout approximately 1.5kms north of Carrigaline Town Centre. Of the entire landholding the net developable area extends to approximately 9.31 hectare (23 acres) which excludes the required provision of a linear open space (CL-O-09) and greenway along the old rail line (CL-U-05) as per the Carrigaline Local Area Plan.

The surrounding area is a mix of mature agricultural landholdings as well as mature residential estate type developments. Fernhill Golf Club is located immediately to the east while the popular Herons Wood development bounds the site to the south. Janeville, a new residential development which is currently under construction bounds the site on its western boundary. Natural features on site include mature trees and hedgerows which act as natural boundaries on all aspects of the site.

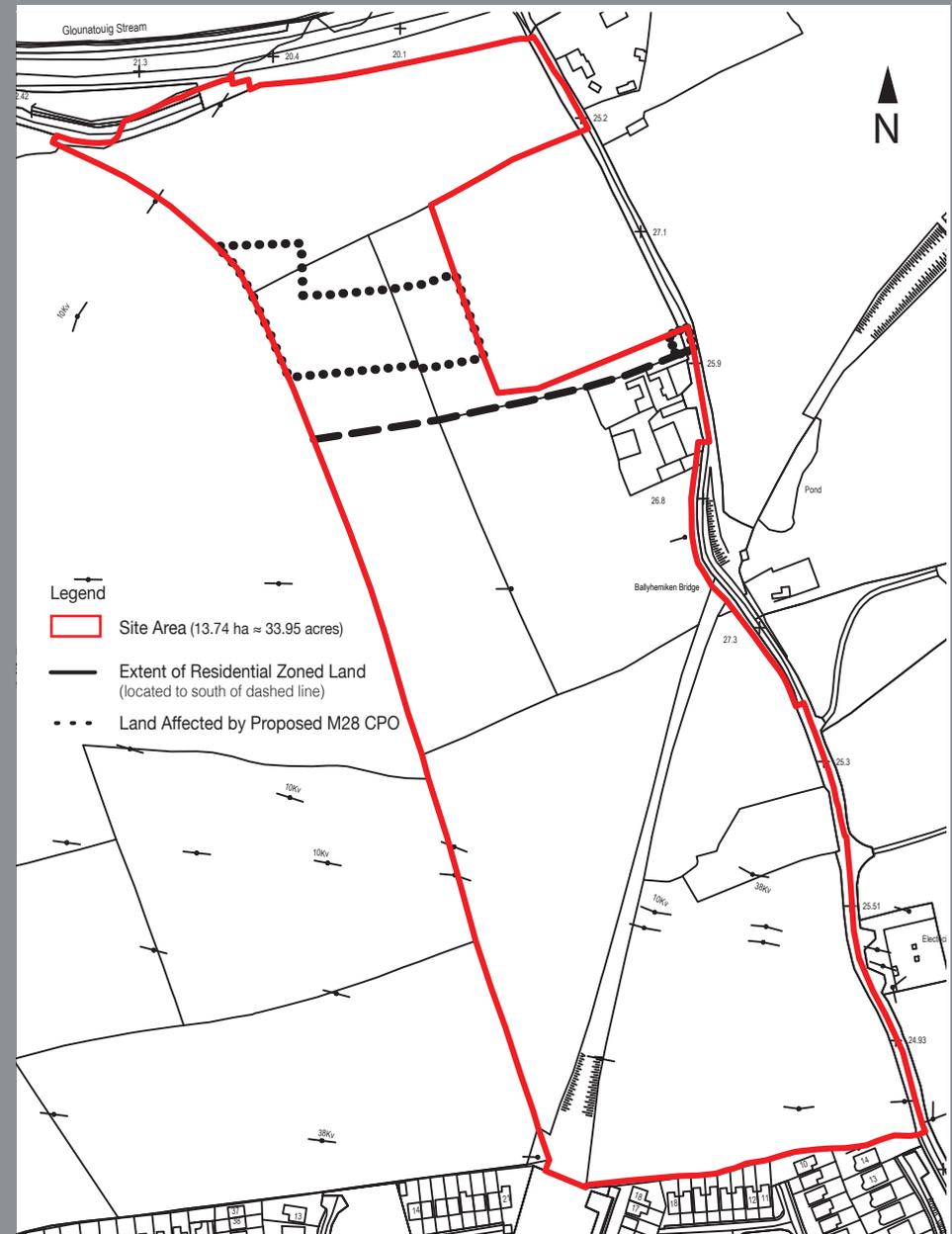
ZONING

Under the Ballincollig Carrigaline District Local Area Plan 2017 the land is zoned as follows;

- CL-R-16 and CL-R-17 - Medium A Density Residential Development (20 – 50 units per ha) to include a mix of house types.
- Metropolitan Greenbelt Area

INFRASTRUCTURE

The N28 is set to be upgraded as part of the M28 Cork to Ringaskiddy Project Motorway Scheme and Service Area Scheme. As part of the upgrade works the portion of land which sits within the Metropolitan Greenbelt Area will be partly affected by the proposed M28 scheme. The extent of the lands that will potentially be affected measures approximately 0.7 ha (1.72 acres).



FERNHILL GOLF CLUB

HERONS WOOD

CARRIGALINE TOWN CENTRE

JANEVILLE



N28



BASIS OF SALE

The property is being offered for sale by Private Treaty.



TITLE

Freehold



PRICE

On application



SERVICES

We understand that mains water & drainage are available however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

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