

Superb Residential Development Opportunity

Waterrock, Middleton, Co. Cork

ZONING

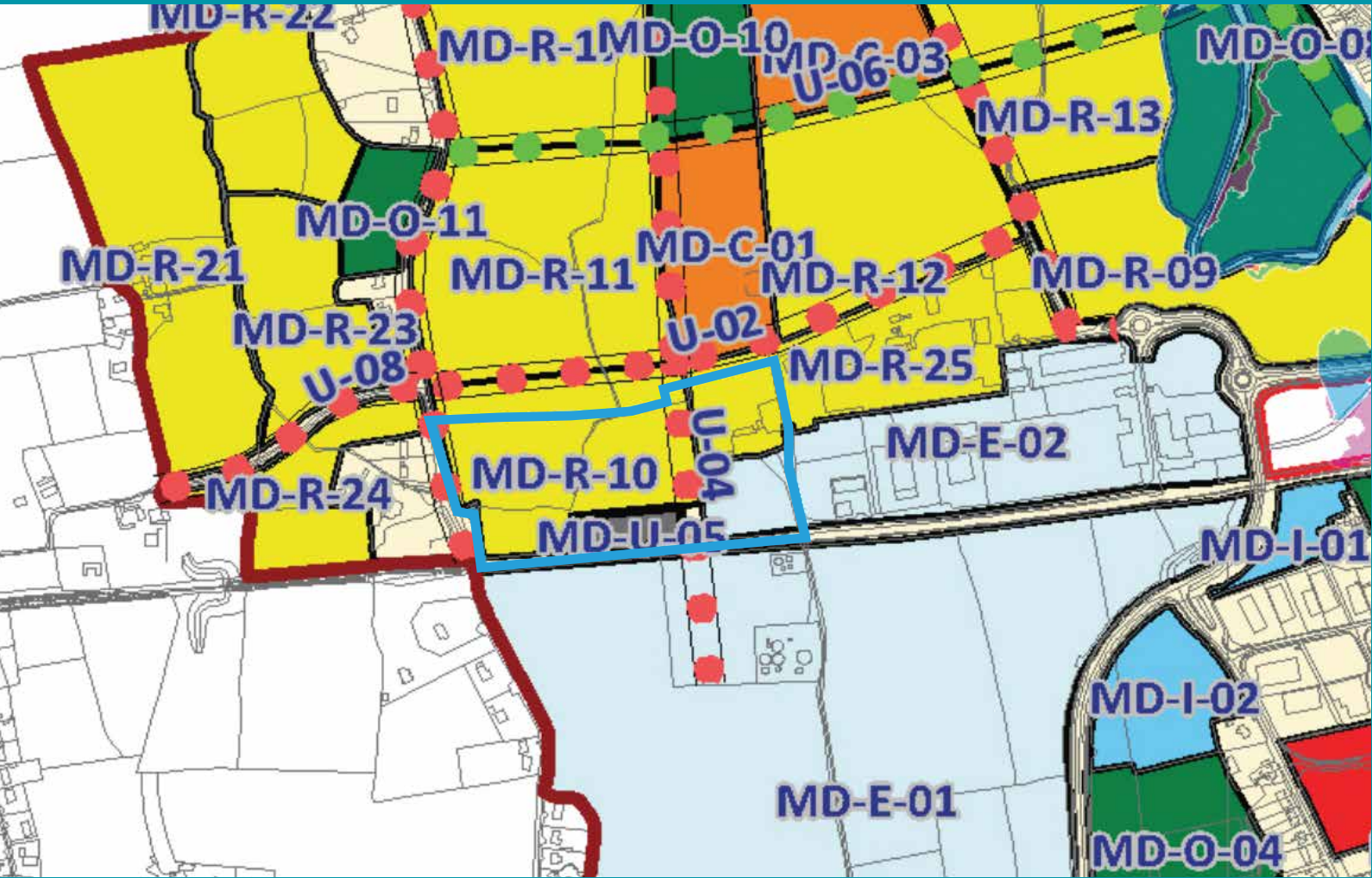
Under the Middleton Municipal District Local Area Plan 2017 the subject land is zoned High Density Residential Development. As outlined in the local area plan the objective of the zoning is as follows;
MD-R-10 – “High Density Residential Development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas and in particular, direct, safe and convenient access to the proposed railway station at Water – Rock by pedestrians & cyclists.”

MD-R-25 – “High Density Residential Development to include a suitable landscaped buffer zone between the site and MD-E-02 to the south.”

MD-E-02 – “Business Park for enterprise/industry and non-retail commercial development as part of the Waterrock Urban Expansion Area.”
Approximately 0.6 ha (1.48 acres) of the site is zoned MD-U-05, provision of a railway station and ancillary services.



for identification purposes only



METHOD OF SALE

The subject site will be offered for sale by Private Treaty.

PRICE

In excess of €2.5m

FURTHER INFORMATION

Further information such as site map, planning report & title summary available on request.

SERVICES

As part of the LIHAF funding Cork county council will provide the main east-west road called U-02. This will open up access to the western section of the Waterrock zoned lands and will include public utilities. The roadway will run adjacent to the northern boundary of the subject lands, thus providing ready access to such services.

TITLE

Freehold



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For Sale by Private Treaty



SALE HIGHLIGHTS

- Excellent location close to Midleton Town Centre and all local amenities
- Conveniently located approximately 20kms east of Cork City Centre
- Site Area extends to approximately 6.87 hectares (16.98 acres)
- Majority of the site is zoned High Density Residential Development in the Municipal District Local Area Plan 2017
- The site forms part of the Waterrock lands which has been allocated €6.5m for the upgrade of local infrastructure.

LOCATION

The subject property is located approximately 20km east of Cork City Centre and approximately 1.5 km north west of Midleton Town Centre. It is situated in Waterrock immediately adjacent the Midleton to Cork rail line. Midleton has long been a popular residential location city centre commuters given its ease of access and proximity to Cork City. The town benefits from an excellent public transport network following the re-establishment of the commuter rail service which operates every hour. As a town Midleton offers a high quality living environment with 5 primary schools and 4 secondary schools. The town also benefits from an array of sporting facilities catering for Golf, Rugby, Soccer, GAA and Hockey.

DESCRIPTION

This edge of town greenfield site extends to approximately 6.869 ha (16.96 acres) and sits immediately adjacent Midleton rail line. The site is irregular in configuration and is generally flat throughout. The site is currently laid out in grass with mature trees and hedgerows acting as natural boundaries on all aspects of the land.

The surrounding area is a mix of one off detached homes, mature agricultural land holdings to the north and south and industrial warehouse buildings to the east.

LOCAL INFRASTRUCTURE HOUSING ACTIVATION FUND (LIHAF)

The subject site forms part of the overall Waterrock lands which has been identified in the “Rebuilding Ireland” action plan as a Major Urban Housing Development Site capable of accommodating 2,500 residential units. Waterrock has been allocated €6.5 million in funding to provide public off-site infrastructure to open up land and accelerate development.

