

# DEVELOPMENT OPPORTUNITY

## LANDS AT KNOCKNAHEENY, CO. CORK

FOR SALE BY PRIVATE TREATY



### SALE HIGHLIGHTS

- Entire landholding extends to approx. 20.25 acres
- 3.1 acres zoned 'Existing Built-Up Area' – suitable for development subject to planning permission
- Located 2.5 km from Cork City Centre and all amenities
- Within close proximity of Apples European Head Quarters which employs over 3,000 staff





## LOCATION

The lands are located at Knocknaheeny on the north side of Cork City approximately 2.5 km from the city centre. The land is bound by mature agricultural landholdings on its north and west boundaries while the residential development known as "The Meadows" bounds the site to the south.

The property is located a short drive from commercial hub of Blackpool which includes the Sunbeam Industrial Estate, Blackpool Retail Park, Blackpool Office Campus and Blackpool Shopping Centre. Apple Inc. is Corks largest employer, their European headquarters is located just 1km southwest of the subject land.

## DESCRIPTION

The property comprises an undeveloped parcel of land which extends to approx. 20.25 acres in one single landholding. The site is largely irregular in shape and laid out in an 'L' shape. Its southern boundary sits directly adjacent to The Meadows residential development.

## PLANNING

There is no planning history on the site, however there is a positive planning history on the adjacent 'Meadows' development which has recently seen the grant of planning permission for the construction of 44 dwelling houses with permission currently being sought for a further 17 houses and a Retail/Café unit.

## ZONING

The lands are located within the Cobh Electoral Area Local Area Plan 2017 and the land has a dual zoning with approximately 3.1 Acres zoned 'Existing Built-up Area' with the remaining 17.15 acres being zoned 'O-01 Open Space/Sports Recreation/Amenity'.

### Existing Built-Up Area

"Normally encourage through the Local Area Plan's development that supports in general the primary land use of the surrounding existing built up area. Development that does not support, or threatens the vitality or integrity of, the primary use of these existing built up areas will be resisted."



### TITLE

We understand the property is held Freehold



### GUIDE PRICE

€ 250,000 ex VAT



### VIEWINGS

Strictly by appointment through Savills, the sole selling agents

## SELLING AGENT

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