



FOR SALE BY PRIVATE TREATY

**LANDS AT BALLINACURRA,  
COMMISSIONS QUAY,  
MIDLETON, CO. CORK**

DEVELOPMENT SITE (SPP)

BER EXEMPT

## DEVELOPMENT SITE (SPP)

*Superb opportunity to acquire lands with potential for a residential development for 22 units (subject to planning permission).*

## EXECUTIVE SUMMARY

Approx. 1.36 Acres (0.55 Hectares)

Development Site (subject to planning permission)

Feasibility study carried out for potential residential development of 22 units

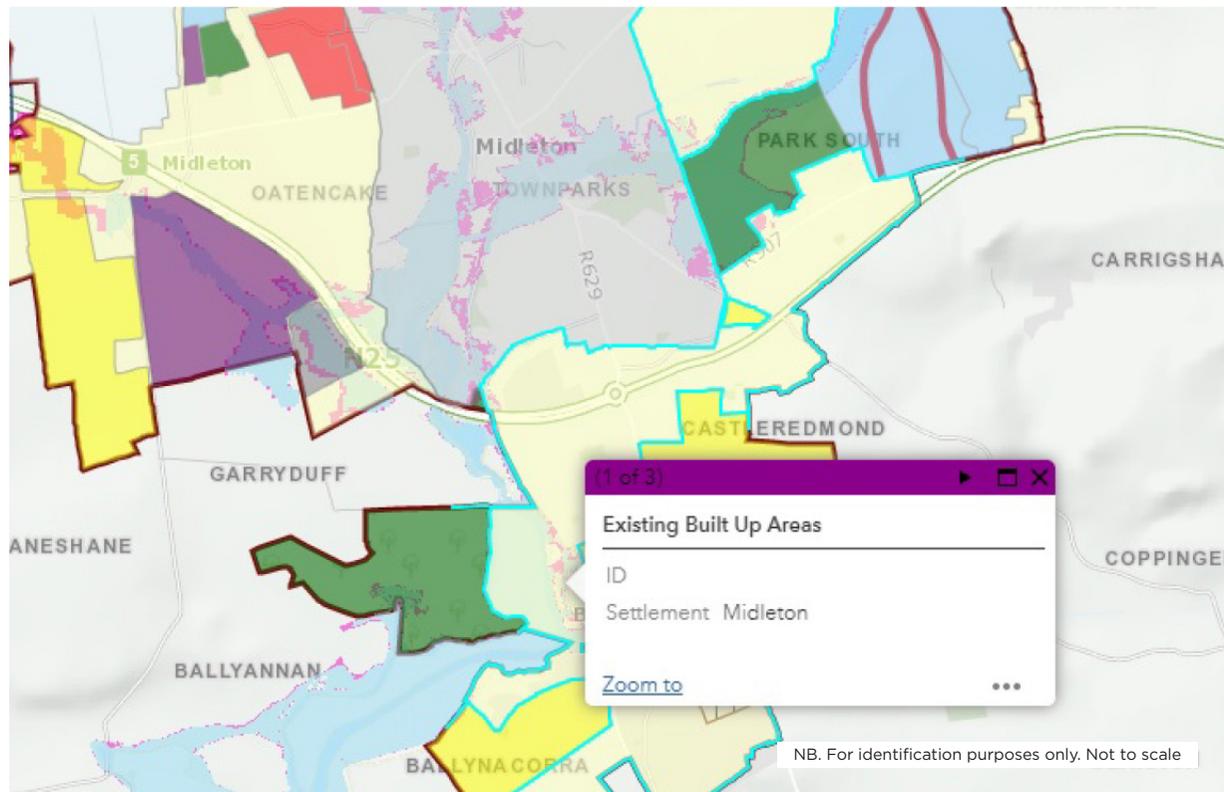
Subject lands contained within Folio's CK123903F, CK123639F and CK185129F

Prime Location within Midleton Village

Excellent transport infrastructure

Approx. 23 km from Cork City Centre

Zoned "Existing Built Up Area"



## LOCATION

The subject property is situated on the Bailick Road which runs along the Ballynacorra River approximately 1.6 km from Midleton Town Centre. In terms of location, Midleton is a market town situated on the North side of the N25 which links Cork to the port of Rosslare. It benefits from its close proximity to Cork City (23km) therefore serves as a satellite town. Midleton is a central hub of business for the East Cork Area with a strong employment base which includes the Jameson Distillery. The population of Midleton as per the Census 2016 is 12,803 persons.

## DESCRIPTION

The subject property is a brownfield site comprising approx. 1.36 Acres (0.55 acres) laid out as follows:

Folio	Hectares	Acres
CK123903F	0.27	0.66
CK123639F	0.08	0.2
CK185129F	0.20	0.3
<b>TOTAL</b>	<b>0.55</b>	<b>1.36</b>

The subject site is situated in an area Zoned “Existing Built Up Area” under the East Cork Municipal District Local Area Plan.

A feasibility study has been commissioned which provides for the possibility of 22 residential units comprising the following:

Unit Type	Description	Quantity
Type 1	2 bed terrace	9
Type 2	3 bed terrace	10
Type 3	2 bed mews	3

(A copy of the feasibility study is available upon request.)



## AMENITIES

- Market Green Shopping Centre, Retail Park & Plaza
- Numerous Parks including “Bailic Park” and “Babys Walk”
- Primary & Secondary Schools
- Transport Links
- Business Parks
- Sports clubs to include, GAA, Football and Cricket

## TITLE

Assumed Freehold

## GUIDE PRICE

€550,000

## VAT

To be confirmed

## VIEWINGS

Strictly by Appointment

## SERVICES

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

## AGENT DETAILS

### QRE Real Estate Advisers

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PSRA Registration No. 001988

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