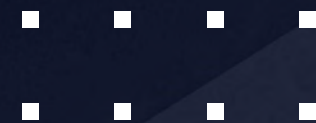


FOR SALE BY TENDER

# Castle Heights, Carrigaline, Co.Cork

## Development Opportunity

Development Opportunity with F.P.P for 24 Houses & Creche Facility





Total site area extends to approximately 1.24 ha (3.07 acres)



Ready-to-go residential development with full planning for 24 houses



Separate site with independent access and full planning permission for a creche facility



Excellent and established residential location with a proven sales record



Planning permission granted under reference 17/4176 and valid until November 2025



Within walking distance of Main Street Carrigaline



Conveniently located 15km south east of Cork City Centre

# Location

The subject site is situated to the south of Carrigaline's main street and can be accessed by both the Upper Kilmoney Road to the west and Rose Hill to the east. The property forms part of the existing Castle Heights scheme and is the final phase of the overall development which has proven to be extremely popular amongst first time buyers. The surrounding area is a mix of new and mature residential estate type developments and is located within walking distance of all local amenities to include an array of supermarkets (Lidl, Aldi, Super Valu), bars and restaurants. Carrigaline has become one of Cork's most popular residential locations for commuters working in the city and other major employment hubs such as Ringaskiddy, Cork Airport Business Park, City Gate Mahon and Eastgate Business Park given its proximity and excellent transport links. The area is well serviced in terms of community facilities with multiple primary and secondary schools along with superb sporting facilities to cater for a range of activities such as GAA, Rugby, Tennis and Soccer.

## Employment Base

Cork offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell EMC, VMware, Analog Devices, Intel, Amazon, Facebook and Apple are based in Cork. Cork also has a strong Life Sciences sector that features Johnson & Johnson, GSK, Pfizer, Janssen Biologics and Eli Lilly.

## Local Transport

Bus Eireann provides a superb intercity service to and from Carrigaline. The nearest bus stop is located along Kilmoney Road Upper a mere 5-minute walk from the subject site with the 220 and 220x service operating every 20 / 30 minutes to and from the city centre.



The subject site forms part of the existing Castle Heights development and comprises a residential development site with full planning permission for 24 houses as well as a separate site with full planning permission for a creche facility that is located at the eastern entrance of the scheme.

## Residential Site

The residential site sits at the northern boundary of the existing development and extends to about 0.938 ha (2.317 acres) in total. The site is largely regular in configuration with well-defined boundaries on all aspects and represents “shovel ready” development opportunity in an area of strong demand. It has the benefit of full planning permission for the development of 24 houses comprising a mix of semi-detached and terraced units.



# Creche Site

The creche site is situated at the eastern end of the development fronting Rose Hill which provides direct access to main Street Carrigaline. The site extends to about 0.309 ha (0.76 acres) and benefits from full planning permission for the development of a purpose built creche facility with a gross floor area of about 3,556 sq. ft. Site development works such as road, footpaths and boundary walls/fences have already been put in place further enhancing the “ready to go” aspect of this opportunity.

## Services

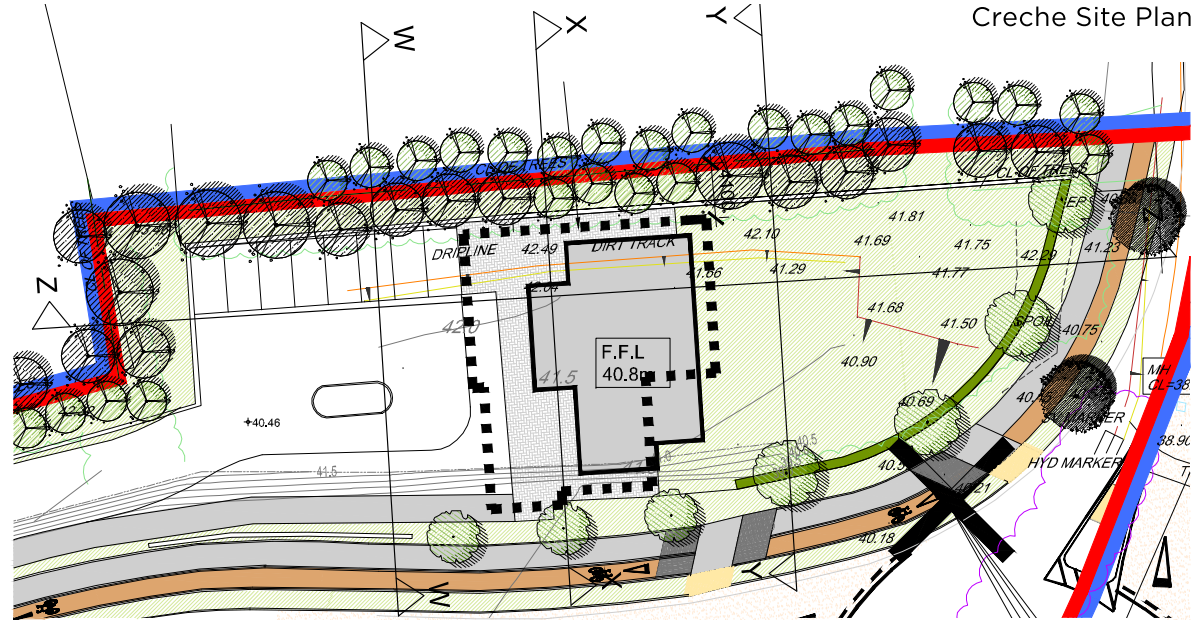
Connections to the existing network is readily available within the Castle Heights development.



Residential Site Layout



Creche Site Plan



## Planning Permission

Full planning permission was granted for the residential site and creche facility as part of the overall scheme under planning reference 17/4176 with the planning permission live until November 2025.

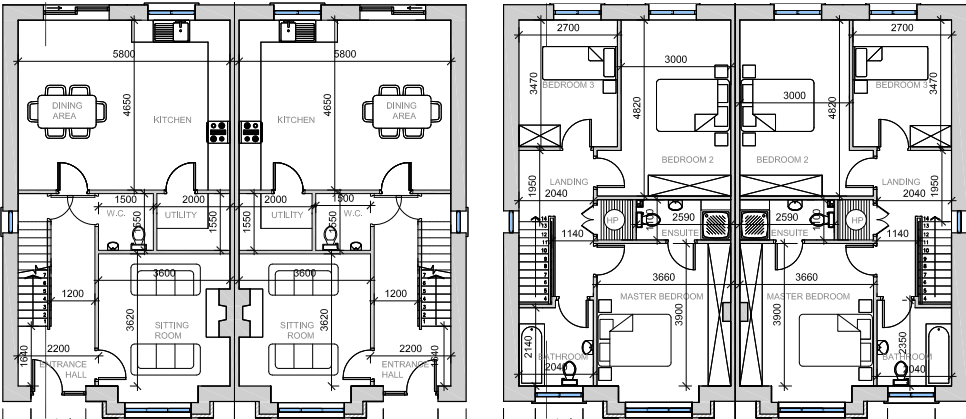
## Schedule of Accommodation

House Type	Beds	No. of Units	Unit (Sq. M)	Unit (Sq. Ft.)	Total Sq. Ft
2C1	3 Bed Semi Detached	4	119.8	1,290	5,160
2D1	3 Bed Semi Detached	8	90.0	969	7,750
2E1	3 Bed End Townhouse	8	89.8	967	7,736
2F1	2 Bed Mid Townhouse	4	80.3	864	3,456
<b>Total</b>	-	<b>24</b>	-	-	<b>24,102</b>

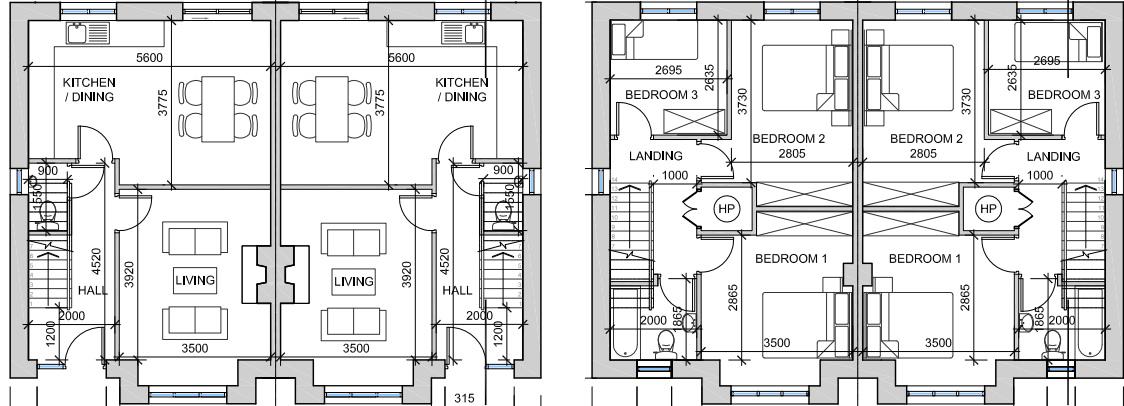
Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.

# Floor Plans

**3 Bed Semi Detached (2C1)**

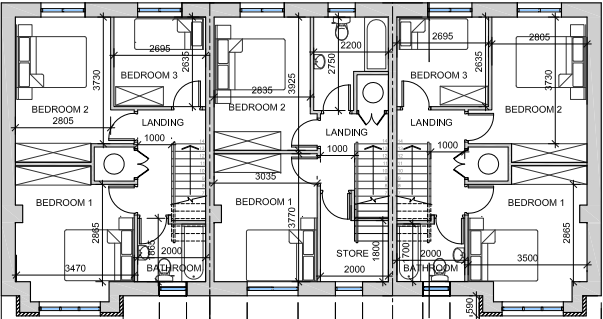
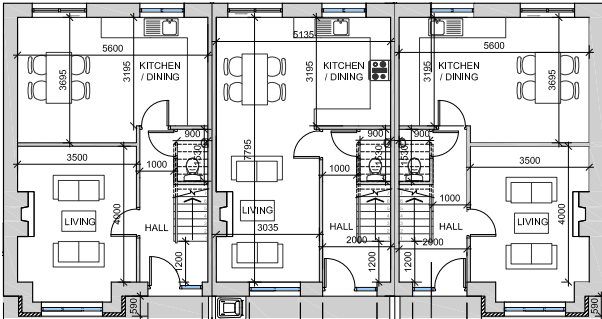


**3 Bed Semi Detached (2D1)**

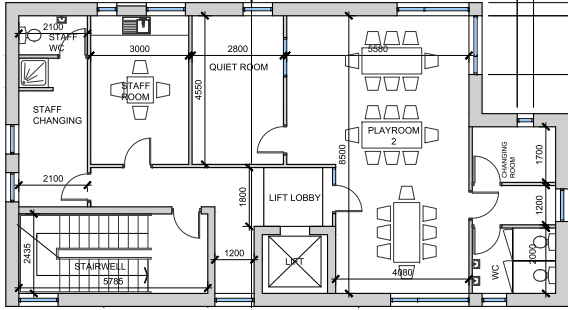
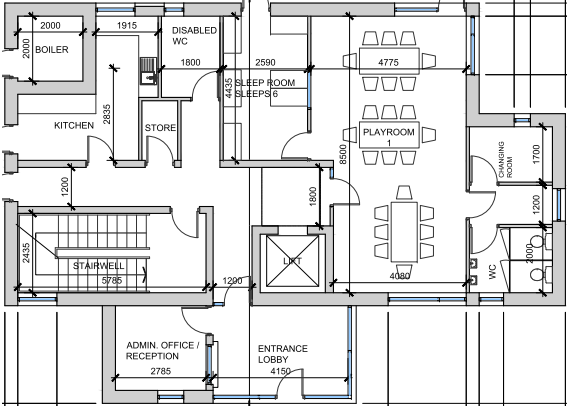


# Floor Plans

## Townhouse (2F1)



## Creche





# Further Information

## METHOD OF SALE

The property is for sale by way of Tender with the Tender date set for the 14th November at 12pm noon.

## VIEWINGS

Viewings strictly to be arranged via the selling agent.

## SELLING AGENTS



**Savills Cork**  
Penrose House,  
Penrose Dock,  
Cork, T23 V38E

**savills.ie**  
PSRA Licence No. 002233

## TITLE

Freehold

## PRICE

Seeking offers in excess of €325,000 exclusive of Vat

## CONTACT

For further information please contact:

**James O'Donovan**  
Savills Ireland  
+353 21 4906120  
+353 83 1015715  
James.odonovan@savills.ie

**Daire Brennan**  
Savills Ireland  
+353 21 2355021  
+353 86 067 3828  
Daire.brennan@savills.ie

## 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 site map, floor plans, site sections and title information.

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