

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY KILUMNEY, CO. CORK

For Sale by Private Treaty



Sale Highlights

- Located in the highly sought after Village of Kilumney.
- Only 5km from Ballincollig and 14km west of Cork City Centre.
- Location provides ease of access to and from Ballincollig/Cork City via the N22.
- Within walking distance of Éire Óg GAA Club and Ovens National School.
- The site extends to approximately 4.04 hectare [9.98 acres].
- Full Planning Permission for the development of 21 large detached houses.

THE OPPORTUNITY

Savills is delighted to offer for sale this superb residential development opportunity in a highly desirable residential location. The property comprises a c.10 acre site in a superb location that benefits from full planning permission for 21 large detached units. The opportunity now exists to acquire this “ready to go” residential development site within close proximity to Ballincollig and Cork City Centre.

LOCATION

The subject site is located in Kilumney approximately 5km south west of Ballincollig Town Centre and approximately 14km west of Cork City Centre. Historically Kilumney is a small settlement, which over the last 15/20 years has grown considerably and is regarded as a popular residential location given its semi-rural setting while also providing ease of access to the N22 which connects the Village to both Ballincollig and Cork City Centre.

Important community facilities in the Village include Éire Óg GAA Club, Ovens National School, St John the Baptist Church, Kilumney Co-Op Super Stores and the popular Kilumney Inn Bar & Restaurant while Lakewood Sports Club, which is located less than 3km to the north east, offers top class sporting facilities to cater for Soccer, Tennis and Pitch & Putt. International IT company Dell EMC, which employs close to 3,000 people in Cork has a facility situated approximately 3km to the east.

DESCRIPTION

The subject property which extends to approximately 9.98 acres is made up of two separate land holdings currently divided by mature trees and hedgerows which act as natural boundaries. The mature residential estate of Cul Ban which comprises of 10 large detached houses is located along the northern boundary with a number of one off detached dwellings in a linear development located along the eastern boundary.

The site which is currently laid out in pasture has the benefit of Full Planning Permission for the development of 21 detached houses situated on large and well proportioned sites.

Eire Og Gaa Club

Ovens National School

N22

Lakewood Sports Club

Dell EMC

Ballincollig



PLANNING PERMISSION

The subject property benefits from Full Planning Permission with conditional planning having been granted in 2010 under reference 10/4769 by An Bord Pleanala for the development of 24 large detached residential units.

Planning was extended in November 2015 under planning reference 15/6083 and is now live until 15th June 2021.

SCHEDULE OF ACCOMMODATION

| House Type | Storey | Beds | Description | No. of Units | Unit (Sq. M) | Unit (Sq. Ft.) | Total (Sq. Ft.) |
|--------------|----------|------|---------------|--------------|--------------|----------------|-----------------|
| Type A | 2 Storey | 4 | Detached | 18 | 218 | 2,347 | 39,891 |
| Type B | 2 Storey | 4 | Detached | 3 | 242 | 2,605 | 10,420 |
| Total | | | Totals | 21 | | 50,311 | |

SERVICES

As part of an area improvement for services, Irish Water are proposing upgrading the Kilmoney Waste Water Treatment Plant (WWTP) due to the capacity constraints that are currently preventing further development occurring in the area. A date for the commencement of the upgrade works is estimated for 2020 and connection to the Kilmoney WWTP will not be available until completion of these works.



BASIS OF SALE
The property is being offered for sale by Private Treaty.



TITLE
Freehold



PRICE
On application

Selling Agents

SAVILLS

11 South Mall
Cork

021 427 1371

PSRA License: 002233

Contact

James O'Donovan
Senior Surveyor
+353 21 4906120
james.odonovan@savills.ie

Peter O'Meara
Director
+353 21 427 1371
peter.omeara@savills.ie

