



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Development Land @ Mill Reef Creek, Macroom, Co. Cork



SUPERB READY TO GO RESIDENTIAL DEVELOPMENT SITE

AMV: €440,000

BER EXEMPT

60 South Mall, Cork.

Tel: 021 490 5000 | Email: info@eracork.ie | Web: www.eracork.ie

PSRA No. 002584

ERA Downey McCarthy are delighted to present to the market this superb ready to go residential development site located on the eastern side of Macroom Co Cork. Macroom is a thriving market town with a strong farming hinterland. It is located midway between Cork City and Killarney. Macroom is the gateway to Cork's beautiful Lee Valley and is well served by recreational amenities such as an 18 hole parkland golf course, Macroom Castle Demesne and water sports at the Carrig Waterski and Wakeboard Centre. Gearagh Nature Reserve is also popular with birdwatchers and wildlife enthusiasts. Cork City and Killarney are both within a 30 minute commute and there is a regular Bus Eireann service.

| DESCRIPTION

- Superb development site with FPP for 7 no detached dwellings and 4 no semi detached dwellings.
- Planning Permission is dated 8/2/2024.
- Planning Reference: 23/4184.
- Boundaries are clearly defined.
- While the gross area is c. 5.2 acres (c.2.1ha), the net development footprint is c.4 acres (c.1.62ha).

| LOCATION

The site is bounded by the existing Mill Reef Creek residential development to the West, Cork Street to the South and the Rivers Laney and Sullane to the North. The eastern boundary adjoins the bridge connecting the N22 to the R618.

The Macroom by pass is to the North and provides excellent connectivity to both Cork City and Killarney.

| TITLE

The site has a freehold title comprised in Folio CK35630 (Part)

| FEATURES

- Ready to go development site.
- FPP for 11 no residential units.
- Excellent location.
- Services available.
- Proposed mains connections for foul, potable and storm water.

| ACCOMMODATION

6 house types are proposed as follows:

Style	Type	Beds	Floor Areas (Sq. M)	Total Areas
			Ground / First	Sq. M. / Sq. Ft.
A	Detached	4	86.2 / 82.4	168.6 / 1,815
A1	Detached	4	87.0 / 83.0	170.0 / 1,830
A2	Detached	4	87.0 / 83.0	170.0 / 1,830
B	Detached	4	67.0 / 63.6	130.6 / 1,405
B1	Detached	4	67.0 / 63.6	130.6 / 1,405
C	Semi-Detached	3	54.0 / 52.205	106.2 / 1,143

DIRECTIONS

The site is directly adjacent to No. 5 Mill Reef Creek, Macroom, Co Cork. P12 NR70.

VIEWING DETAILS

Strictly by appointment with sole agents.

| ALL ENQUIRIES TO:

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