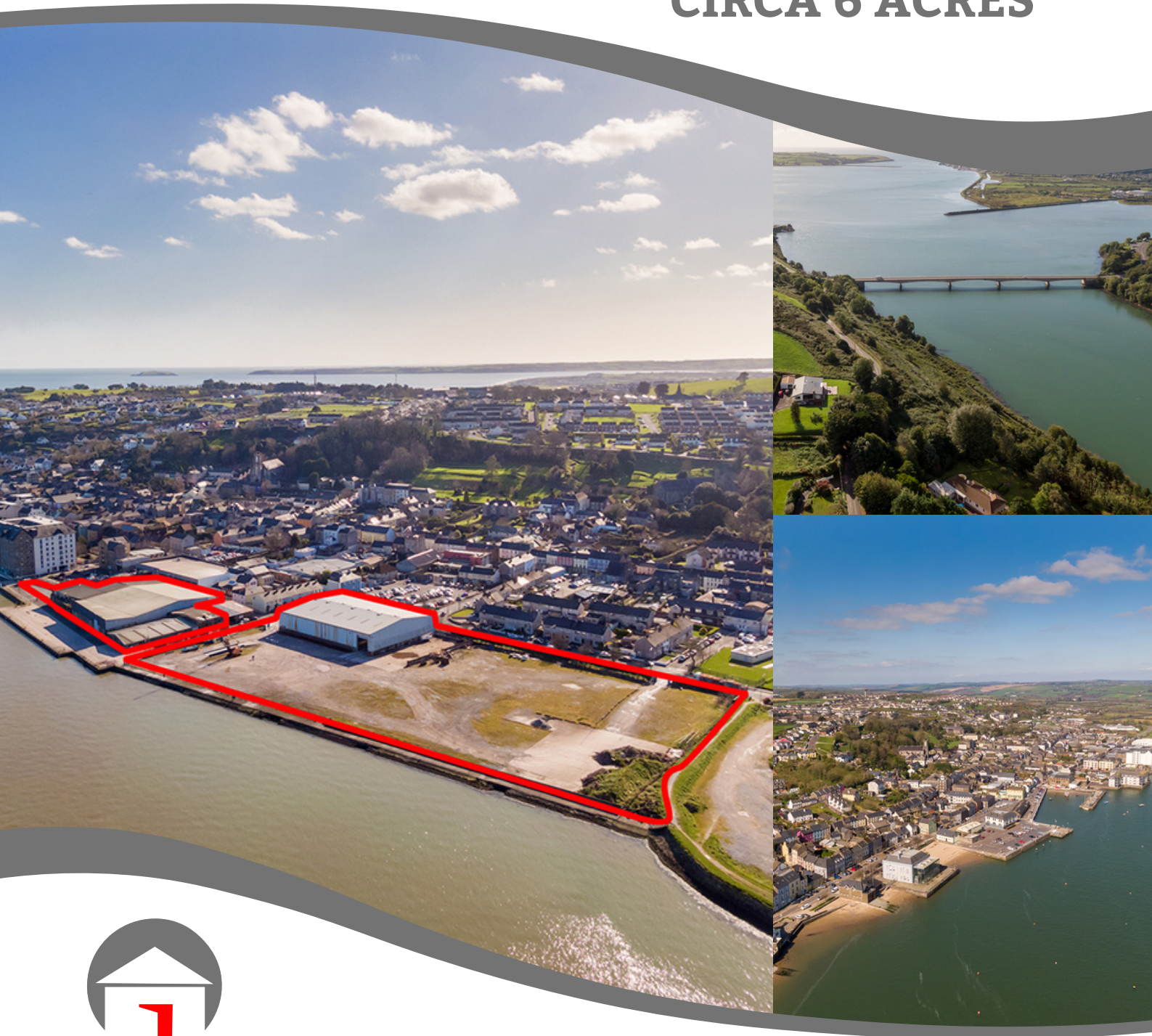


FOR SALE

**Green's Quay, Youghal,
Co.Cork**

**UNIQUE WATERFRONT OPPORTUNITY
CIRCA 6 ACRES**

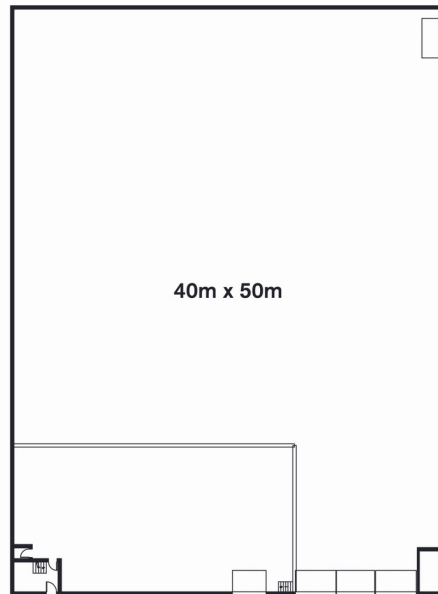


Brian Gleeson
Property

Green's Quay, Youghal, Co.Cork

Brian Gleeson Property are delighted to invite proposals for this pivotal site in Youghal, an opportunity of a lifetime to the discerning buyer.

The property for sale comprises of two parcels of adjacent land. The first parcel comprises of circa 5 acres and contains a storage building measuring 2000m² with an upper level comprising of office space, kitchen & WC (total area measures 300m²). This site has a specific zoning objective Ref: YL – I – 02, for port related activities.

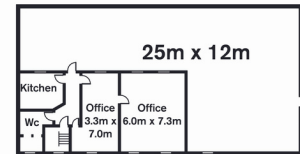


WAREHOUSE

Gross Internal Area (approx.)-
Warehouse - 2000 m² (21,527 ft²)
Upper Level - 300 m² (3,229 ft²)



NOT TO SCALE
While every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Attention is drawn to this important notice.

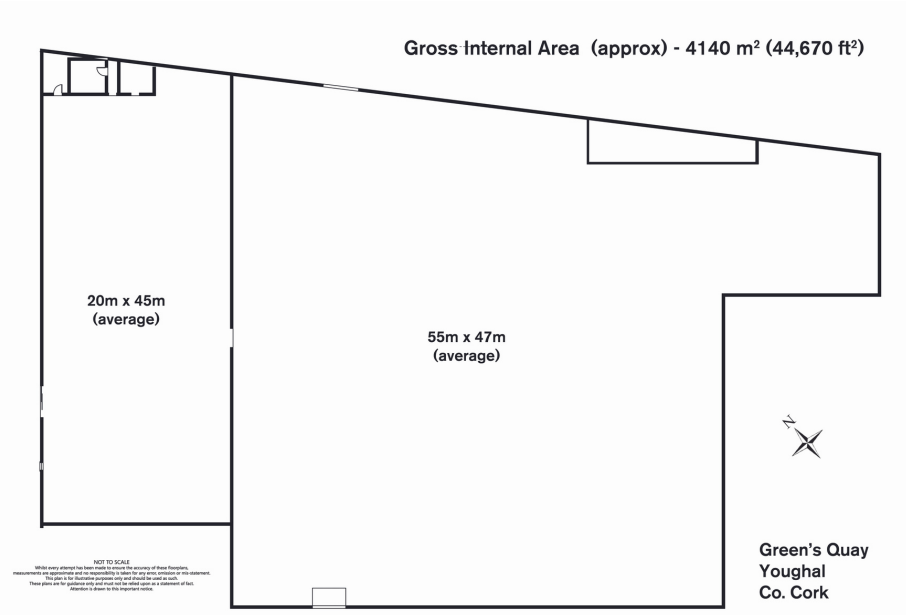


UPPER LEVEL



Green's Quay, Youghal, Co.Cork

The second parcel comprises of circa 1 acre and contains a storage building measuring 4140m², this property is bounded by Green's Quay and Store Street. This site falls within the town centre zoning objective and also has a specific zoning objective as a regeneration area.



The site is of great importance to the overall development of Youghal town and is a generational opportunity to design and build a spectacular mixed scheme of commercial/residential property.



Green's Quay, Youghal, Co.Cork

Both parcels of land have foul and surface water drainage, electricity and broadband services readily accessible.

This key town centre waterfront location makes the property suitable for a variety of uses, such as: -

- Tourism-related development such as a hotel, tourist accommodation or conference centre
- Potential portside residential mixed use development
- Retail

This pivotal site lays along the estuary of the majestic Blackwater River just before the river joins the sea at Youghal Bay. Youghal is a picturesque thriving historic coastal town with many amenities and facilities that include schools, shops, cafes, restaurants, bars, golf course, waterfront, leisure centre, many sports clubs and stunning walks and beaches. This pivotal site lays along the estuary of the majestic Blackwater River.



Green's Quay, Youghal, Co.Cork

DRAFT COUNTY DEVELOPMENT PLAN

The draft Cork County Development Plan 2021 has been published and will supersede the extended Town Council Development Plan once enacted.

The Circa 5 acre site has a specified zoning objective, reference YL-I-02, for port related activities.

The Circa 1 acre site falls within the town centre zoning objective, reference YL-T-01, to represent the primary and preferred location for any new retail development in Youghal. The Circa 1 acre site also has a specific zoning objective as a regeneration area, reference number YL-R-06 to state that this site is of great importance to the overall development of the town and is considered essential that an overall framework masterplan is prepared for the site in its entirety which will address its unique characteristics on the waterfront and provide for a coordinated approach to its development.





Brian Gleeson
Property



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Property

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These particulars are issued by Brian Gleeson Property on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, measurements, access and other details are given in good faith and believed to be correct. Any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves (at their own expense) as to the correctness of the information given.



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