

THE OPPORTUNITY

Savills is delighted to offer for sale by private treaty this strategic development opportunity located at the foot of Kinsale Road. The property is well located in an area that has been identified in the Ballincollig-Carrigaline Municipal District Local Area Plan 2017 as a Gateway Location that has the potential to frame a view of Cork City with high quality landmark buildings. The opportunity now exists to acquire this prime development opportunity which is capable of accommodating a wide variety of uses subject to planning permission.

LOCATION

The subject site is located just off the Kinsale Road roundabout along the N27, the main airport road. It is situated approximately 3kms south of Cork City Centre and approximately 3kms north of Cork International Airport.

The surrounding area is predominantly commercial in nature with South Link Business Park, Frankfield Business Park and Ballycurreen Industrial Estate bounding the site to the south while Togher Industrial Estate and the South Ring Business Park are located a short distance to the north. Forge Hill Industrial Estate is also within close proximity to the west. There is an element of residential development nearby with the mature residential estate of Alderbrook located to the south and the partially complete Manor farm development located to the west.

THE PROPERTY

The subject site extends to approximately 7.5 acres, is irregular in configuration and is currently unoccupied. The site has the benefit of extensive frontage to the N27, approximately 300m in total and although does not benefit from planning permission, is open to a number of uses under its current zoning. Neighbouring occupiers include Toyota & Lexus Car showrooms, Ferrero Ireland and John Sisk & Son.

ZONING

Under the Ballincollig Carrigaline District Local Area Plan 2017 the subject site is zoned “Existing Built up Area.” The Development Plan outlines the objective of such zoning as:

Existing Built up Area

“Normally encourage through the Local Area Plans development that supports in general the primary land use of the surrounding existing built up area. Development that does not support or threatens the vitality or integrity of the primary use of these existing built up areas will be resisted.”



BASIS OF SALE

The property is being offered for sale by Private Treaty.

PRICE

On application.

SERVICES

Interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

TITLE

Freehold

FURTHER INFORMATION

Available on request.

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Strategic Development Opportunity KINSALE ROAD, CORK

For Sale by Private Treaty

