

Lisney

COMMERCIAL REAL ESTATE



Land at Ballycotton, Co. Cork

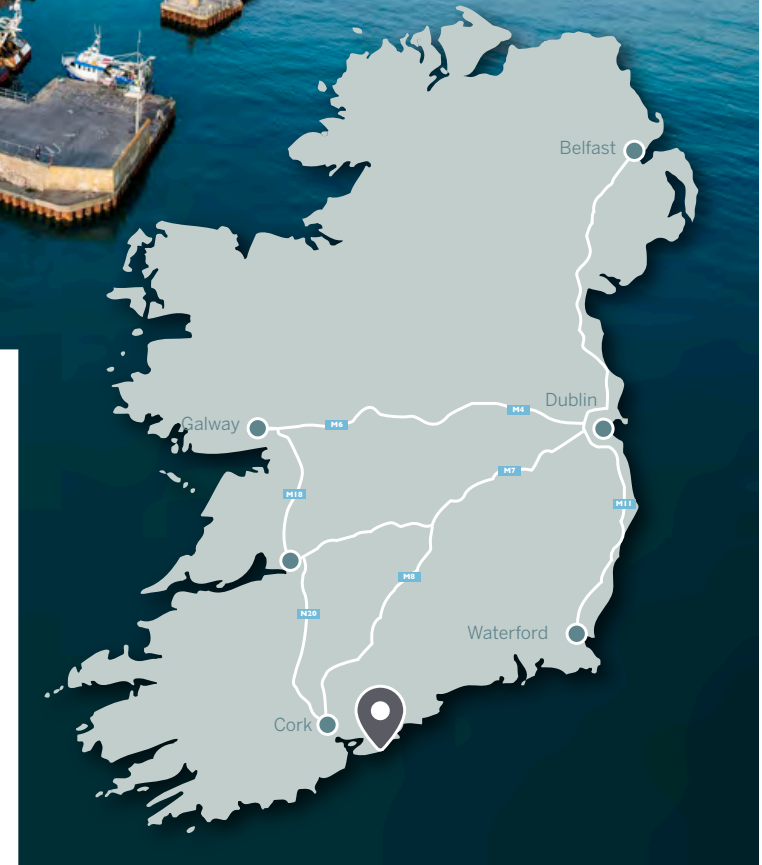
Residential Development Opportunity - Approx. 6.37 Hectares (15.74 acres)

**FOR SALE**

## LOCATION

The property is situated within the popular coastal village of Ballycotton and has panoramic views over Ballycotton Bay and Lighthouse. The property is conveniently located within walking distance of Ballycotton village and harbour. The property is within a 20 minute drive of Midleton town and the N25 Main Cork/Waterford Road, 30 minute drive of Little Island a major employment hub and a 40 minute drive of Cork city centre.

Ballycotton is a thriving village and a popular tourism destination. The village benefits from a range of amenities to include a primary school, pubs, restaurants and the Bayview Hotel.





Ballycotton Lighthouse

Village Centre

Church Road

# DESCRIPTION

The property extends to approximately 6.37 hectares (15.74 acres) and is currently in agricultural use. The property is situated on an elevated site with views across Ballycotton Bay. The property is accessed from Church Road to its western boundary with approximately 175m of road frontage onto the public road. The property has a gentle sloping topography

and offers an ideal opportunity to create a bespoke residential development subject to obtaining planning permission.

Approximately 4.05 hectares (10 acres) are situated within the Ballycotton development boundary, and the remaining 2.32 hectares (5.73 acres) are situated just outside the development boundary.



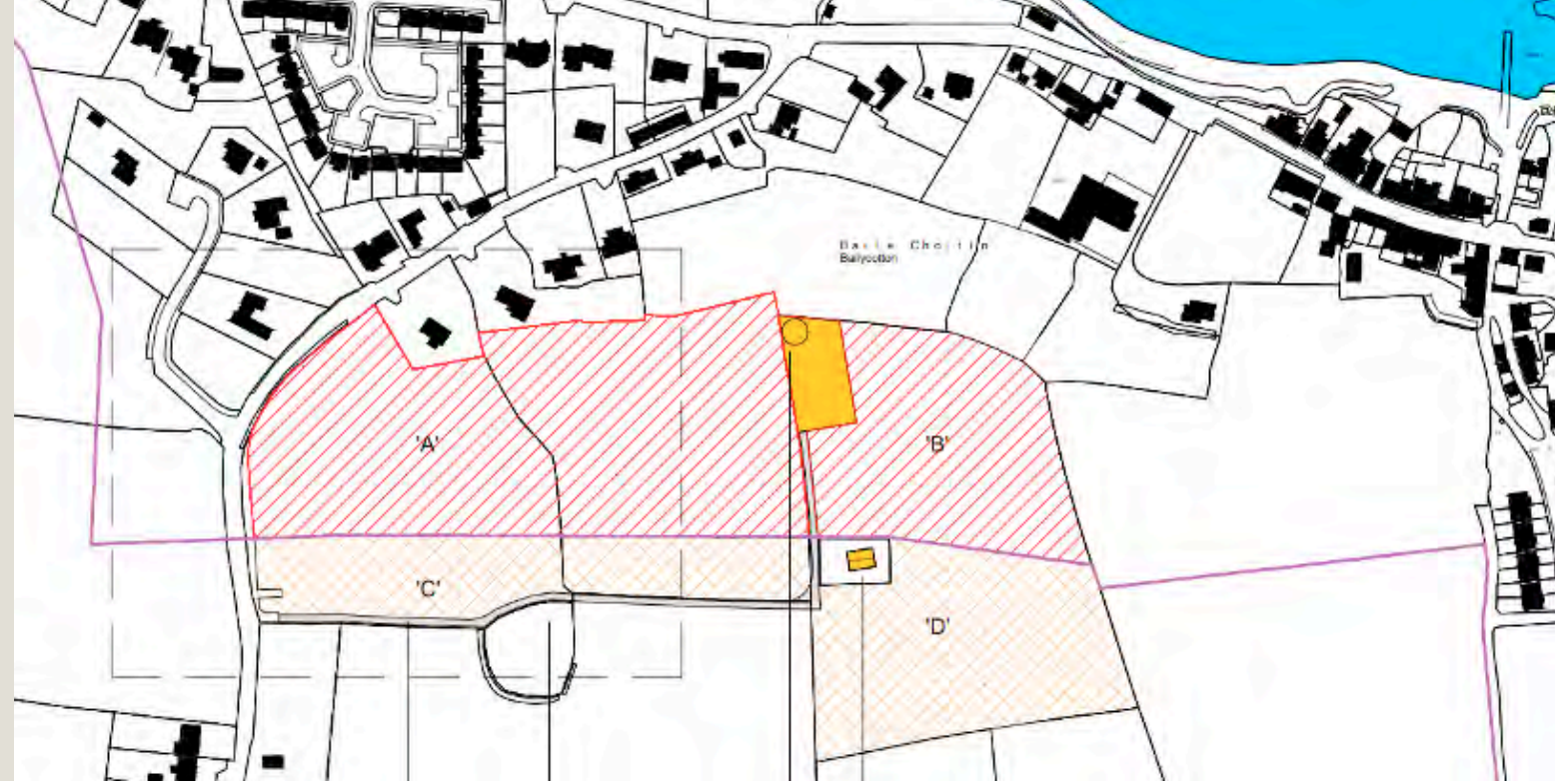
Church Road

# ZONING

Under the Cork County Development Plan 2022-2028 approx. 4.05 hectares (10 acres) are situated within the Ballycotton development boundary, and the remaining 2.32 hectares (5.73 acres) are situated just outside the development boundary.

The development plan encourages the development of up to 45 houses within the development boundary.

A new wastewater treatment facility is currently under construction in Ballycotton which will benefit future developments.



## Title

Freehold

## Method of Sale

Private Treaty

## Guide Sale Price

Price on Application

## Further Information / Viewing

Strictly by appointment through joint selling agents.

For further information contact:

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