

Lands at Hollyhill, Cork



AMV: €225,000

BER EXEMPT

60 South Mall, Cork.

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PSRA No. 002584

ERA Downey McCarthy take great pleasure in bringing to the market this well located parcel of Open Space land ideally suited to sports and amenity uses.

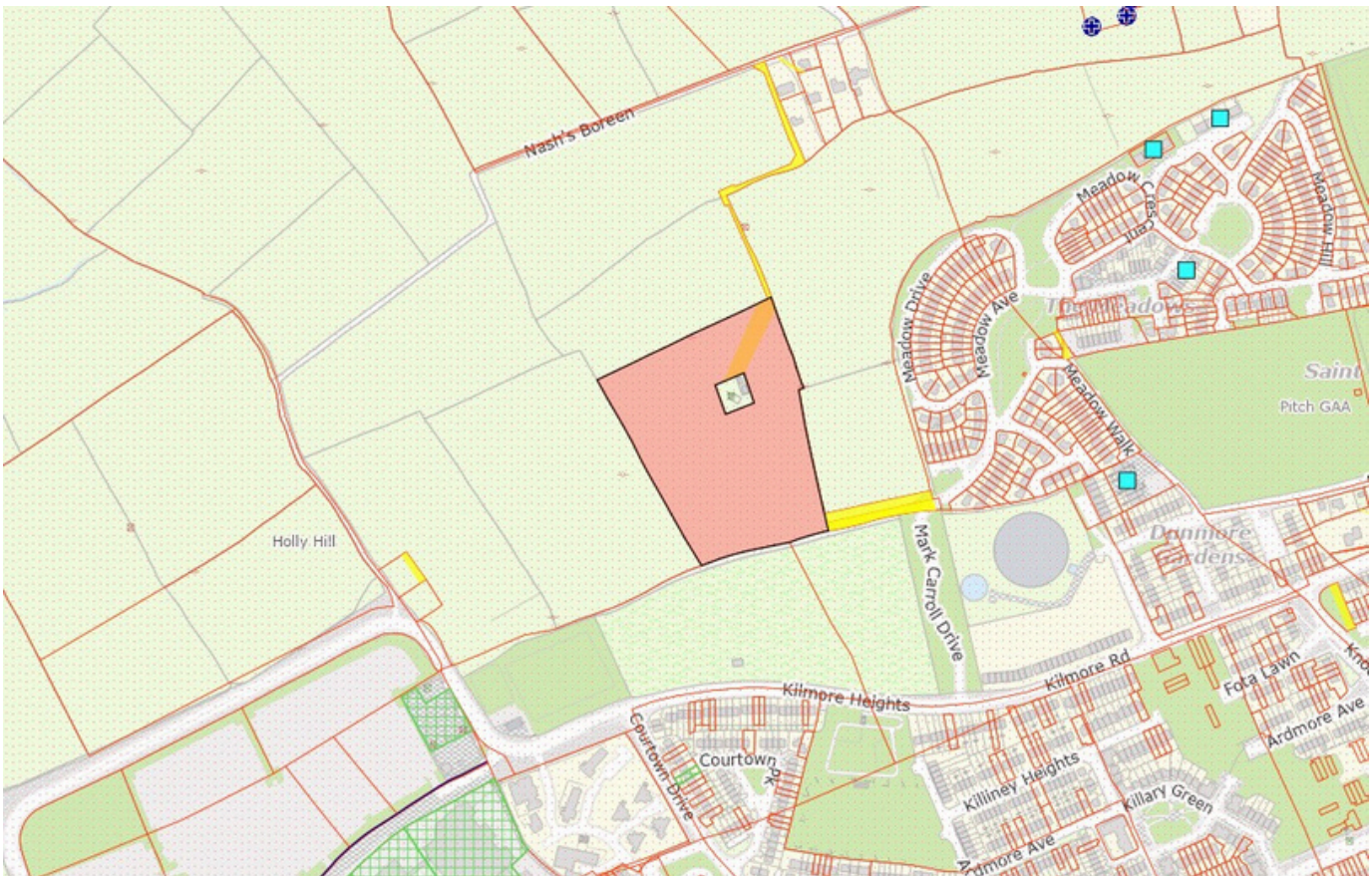
| FEATURES

The property is situated in the suburb of Hollyhill, approximately 3.5 km to the North-West of Cork city centre. It is accessed via a surfaced laneway running Southwards from Nash's Boreen and can also be accessed via an unsurfaced Right Of Way running Westwards from Mark Carroll Drive.

This is a mixed use, peripheral location which is surrounded by a blend of residential, agricultural, commercial and industrial users.

The property comprises a suburban land holding of approximately 3.62 Ha. (8.95 acres) of grassland held under folios CK114873F & CK53358F. It is roughly rectangular in shape and tapers slightly to its Southern end. Boundaries throughout are clearly defined and the general area incorporates a gradient which falls from South to North. The land surrounds a separate folio extending to approximately 960 square meters which accommodates a communications mast and is not included in the sale.

Under the Cork City Development Plan 2022-2028 the property is zoned as ZO 15 – Public Open Space. The main objective of this zoning is to protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities.



| **ALL ENQUIRIES TO:**

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Downey McCarthy
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