

# Carhoo, Carrigtwohill, Co Cork

Unique Development Opportunity, 19.595 Ha (48.4 Acres)

FOR SALE BY PRIVATE TREATY



savills

BEHAN  
& IRWIN  
GOSLING  
incorporating **DOWNING**  
COMMERCIAL



Well located in an established business area of Carrigtwohill



Situated immediately adjacent Springhill Business Park



Excellent transport links with ease of access to the N25 the main Cork to Waterford route



Just 10km from Cork City Centre and within 5km of Little Island



Strong multinational presence nearby (Gilead Sciences, Stryker, AbbVie & Merck)



The site extends to approx 19,595 hectares (48.4 acres)



Zoned Business & General Employment in the Cork County Development Plan 2022

# Location

The property is in an exceptional location in the townland of Carhoo which is situated to the north west of Carrigtwohill town centre. As a location Carrigtwohill has seen significant growth and development over the past number of years with large improvements in the town's infrastructure and offers a unique blend of rural charm and modern amenities. The area has seen a constant level of development more than other towns over the last decade with the focus shifting more towards Carrigtwohill as developers realise the opportunities available given its connectivity and strong employment and residential base.

## Employment & Key Industries

Over the last number of years Carrigtwohill has emerged as a key employment centre given its diverse range of industries and excellent connectivity. It hosts leading global pharmaceutical companies and medical device industries, including major production facilities and R&D centres. The IDA Business & Technology Park houses numerous tech companies, providing opportunities in software development, IT support, data analysis, and project management. The subject property will also be located within close proximity of the Port of Cork's planned bulk goods depot when it is relocated to Marino Point.

## Connectivity

**Public Transport:** Efficient train and bus services connecting Carrigtwohill to Cork City and surrounding areas, making daily commutes convenient.

**Road Access:** The N25 provides direct access to major roads, facilitating smooth travel for employees.

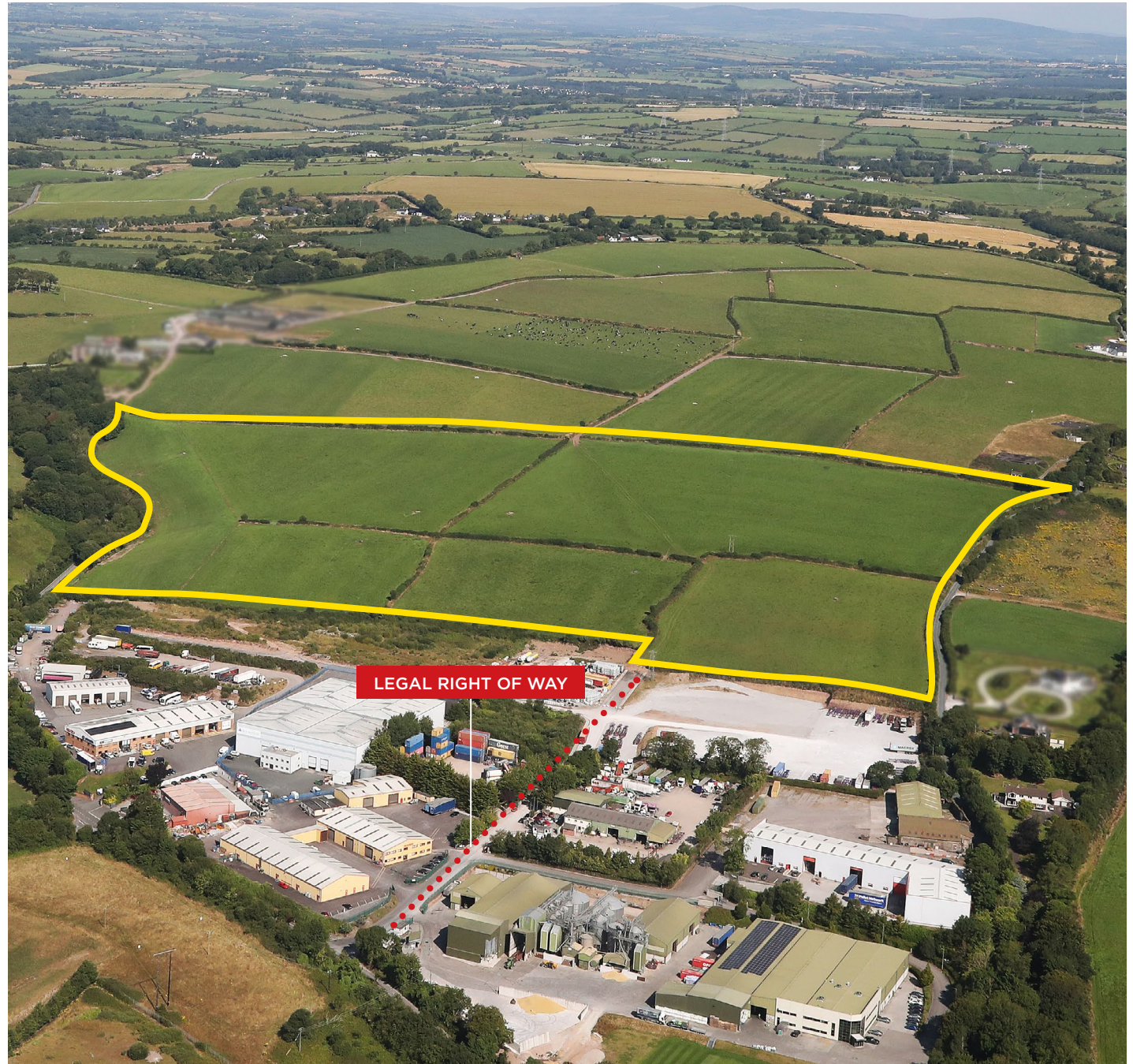


# The Site

The subject land comprises a greenfield landholding that is situated on an elevated setting overlooking Carrigtwohill and Little Island. The site which extends to a total site area of 19.59 ha (48.4 acres) is made up of five individual parcels of land that are currently laid out in grass and in use for agricultural purposes. Mature hedgerows act as a natural boundary on all aspects of the site.

The site has considerable road frontage to the Killacloyne Road along its western boundary and a local access road along its eastern boundary.

**Access to the site is via a legal Right of Way through Springhill Business Park to the south of the site. The access is shared with existing occupiers such as Goldcrop, Little Island Transport, Michael Guiney and AOC Commercials.**

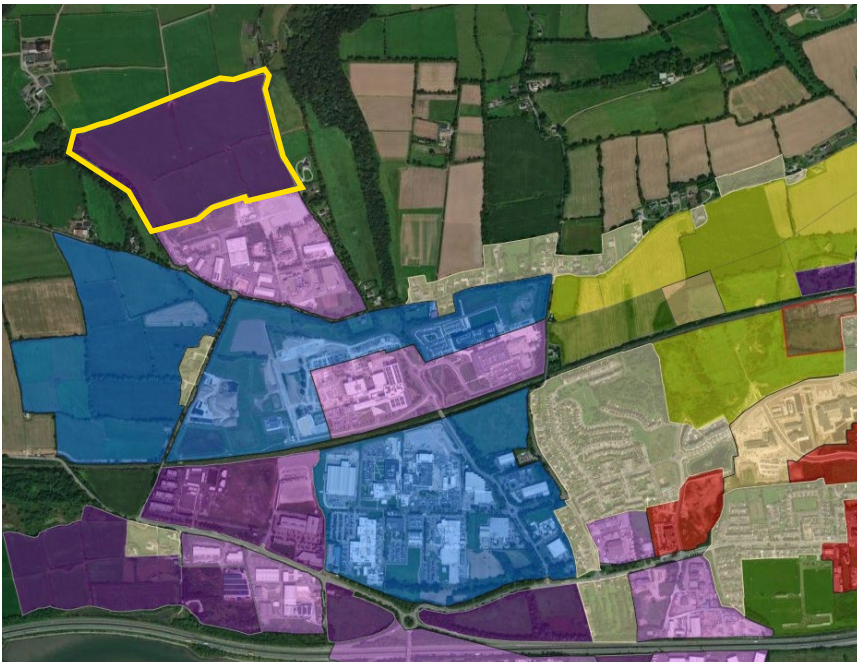


# Zoning

The Cork County Development Plan 2022 – 2028 states that the purpose of such zoning is “to facilitate opportunities for a wide range of compatible business and general employment uses”

Appropriate uses in Business and General Employment areas include the following:

- Light industry wholesale and non-retail trading uses
- Car showrooms
- Small/medium scale manufacturing/repairs/warehousing/distribution uses
- Logistics
- Incubator units
- Retail warehousing and office development where not suited to town centre or edge of centre locations



# Further Information

## BASIS OF SALE

The property is being offered for sale by Private Treaty

## PRICE

On application

## TITLE

Freehold

## SERVICES

We understand that services are available however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

Further Information available on request.

## CONTACT



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