



The Location:

The lands have an excellent location less than 4 km east of Cork City Centre together with spectacular views over Cork City, River Lee and onto Cork Harbour. They originally formed part of the grounds of the Silver Springs Hotel and Leisure centre prior to its subdivision into various independent sections. Apart from being close to the City centre, the site is also very accessible, being adjacent to the junction of North Ring Road and Lower Glanmire Road. The Lower Glanmire Road is part of the N8 National Primary Route and the North Ring Road links the M8 (Dublin Road) and the N25 (Waterford Road) to the N20 (Cork-Limerick Road). The Clayton Hotel Silver Springs, which is a major landmark in Cork and has recently undergone significant refurbishment, is located at the entrance to the lands. Source Health and Fitness centre is immediately adjacent to the northern boundary of the lands together with a new public park, which will be linked by a pedestrian gate to the subject land.

Description:

This site, which extends to approx. 10 acres (excluding the land which are due to be transferred to the management company of Glenmont Mews apartments) of which part is available for immediate development. There are 3 distinct sections which currently have or have had planning permission in the past. These are named Glenmont Crest, Area B1 and Area B2.

Glenmont Crest is the "shovel ready" element of the project. It extends to approx. 2.8 acres, is laid out as 9 individual sites and has planning for 9 detached dwellings of approx. 2,500 sq.ft each on generous sites. The main spine road, footpaths, street lighting etc for this development are in place.

Area B1 extends to 0.71 acres and has lapsed planning for 9 apartments (Block 13).

Area B2 extends to 2.1 acres and has lapsed planning for 21 apartments and houses (Block 14-16).

Zoning / Planning:

The site is zoned Residential Local Services and Institutional Uses and an area of High Landscape value in the 2015 to 2021 Cork City Development Plan. In summary the planning for the various sections are as follows:

Glenmont Crest: 9 sites each with full planning for 2-storey detached houses Planning Ref: 13/35542 / 16/36718

Block 13, 14 & 15: Lapsed planning for 15 units in 3 standalone blocks. This provided for 9 apartments in Block 13. 2 no 2 storey semi-detached houses in Block 14. 4 no 2 storey terraced houses in Block 15. Planning Ref: 03/27715

Block 16: Lapsed planning for 15 apartments in 2 blocks with car parking on the northern side of the road. Planning Ref 07/32186

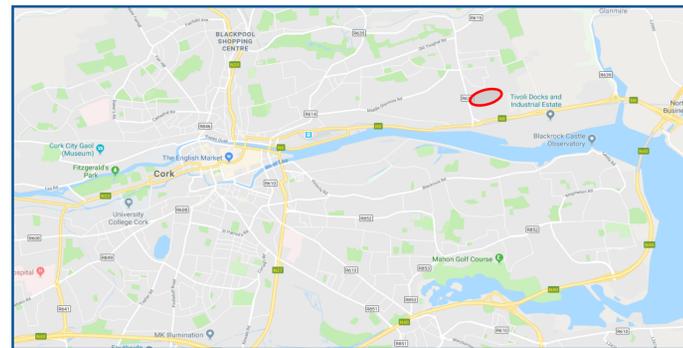
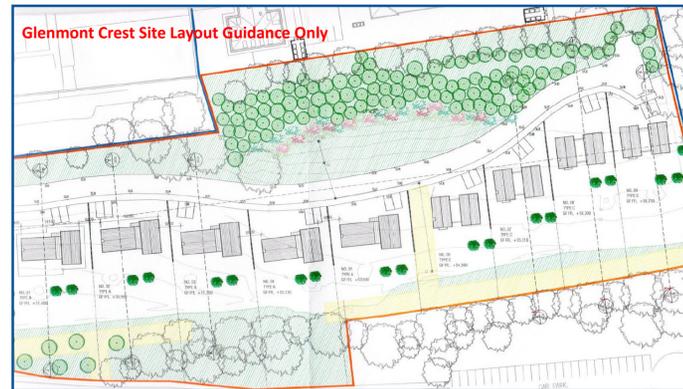
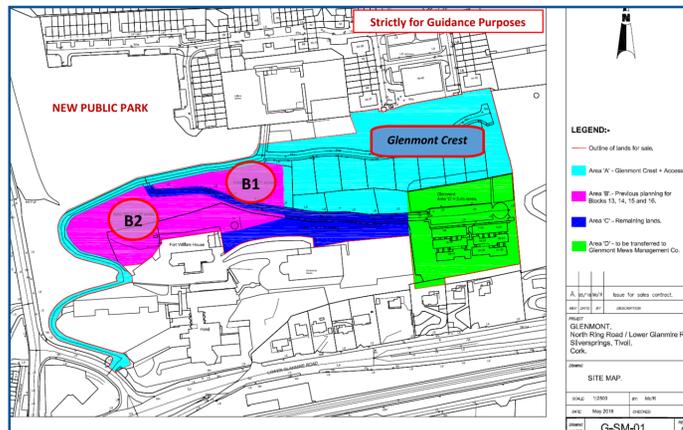
Services:

The property benefits from service wayleaves which allows the property to connect to the main services at the public road. There are also service wayleaves through the property which are in favour of the properties to the north. Full details of these will be available to interested parties as part of the due diligence process.

Interested parties are required to satisfy themselves as to the adequacy and availability of all services to the site.

Title:

Freehold Title which includes the main spine road from the public road (indicated on the map overleaf), all users of this road have rights of way over it but are legally obliged to contribute to its upkeep and maintenance. Full details of these will be available to interested parties as part of the due diligence process.



Guide Price:
 €1,250,000

Viewing:
 Viewing is strictly by appointment with the agent

CONDITIONS TO BE NOTED
 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and other details are given in good faith and are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.



Ready to Go, Development Site For Sale
9 sites currently laid out for Detached Houses
Glenmont, Silver Springs, Cork



Site Highlights:

- 10 acre approx site with full planning permission for 9 detached houses and lapsed planning for a further 30 apartments and houses
- Superb location adjoining the Clayton Hotel Silver Springs, less than 4 km from the City Centre and with spectacular views over the City and Cork Harbour.

Contact

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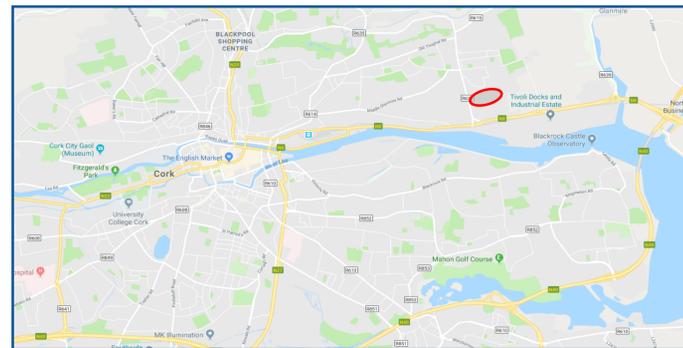
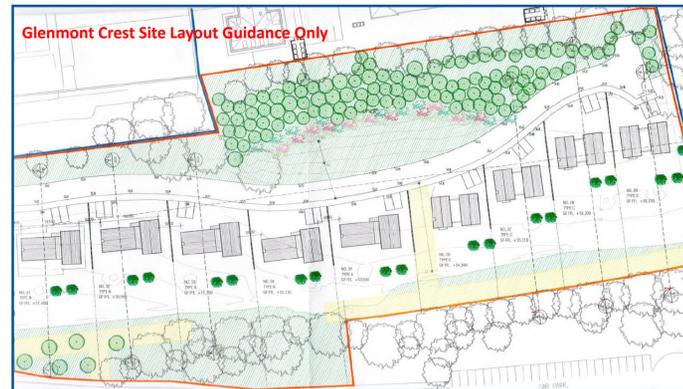
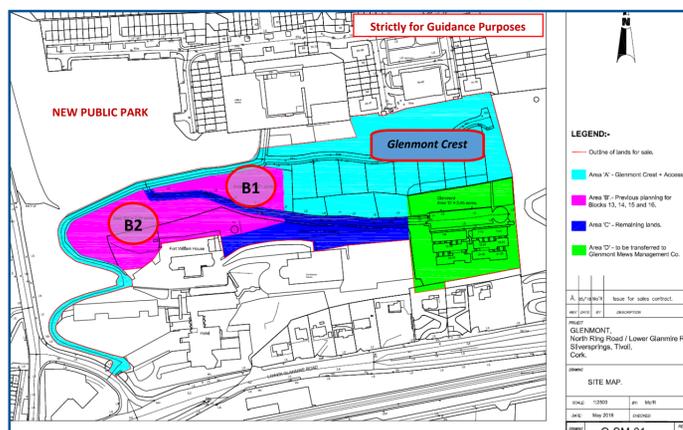
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