



# Downey McCarthy

...the people you can trust

## **SITE @ WOODVILLE, GLANMIRE, CORK** **SUPERB RESIDENTIAL SITE** **DEVELOPMENT POTENTIAL SUBJECT TO PP**



### **| DESCRIPTION**

This superb site is level with clearly defined boundaries. The site extends to c. 0.36ha (c. 0.89 acres) and is comprised in Folio CK46589F Co Cork. The site has tremendous views and is set in a most attractive sylvan and private setting.

### **| LOCATION**

Located within the mature Woodville development, the site is accessed via a private road within the Woodville estate. There are ongoing upgrades to the road, pedestrian and cycle way network connecting Glanmire Village with Glounthaune adding to the appeal of this great location.

Excellent access to the N25, N8 and M8 motorway and through the Jack Lynch tunnel on completion of the current Dunkettle interchange upgrade.

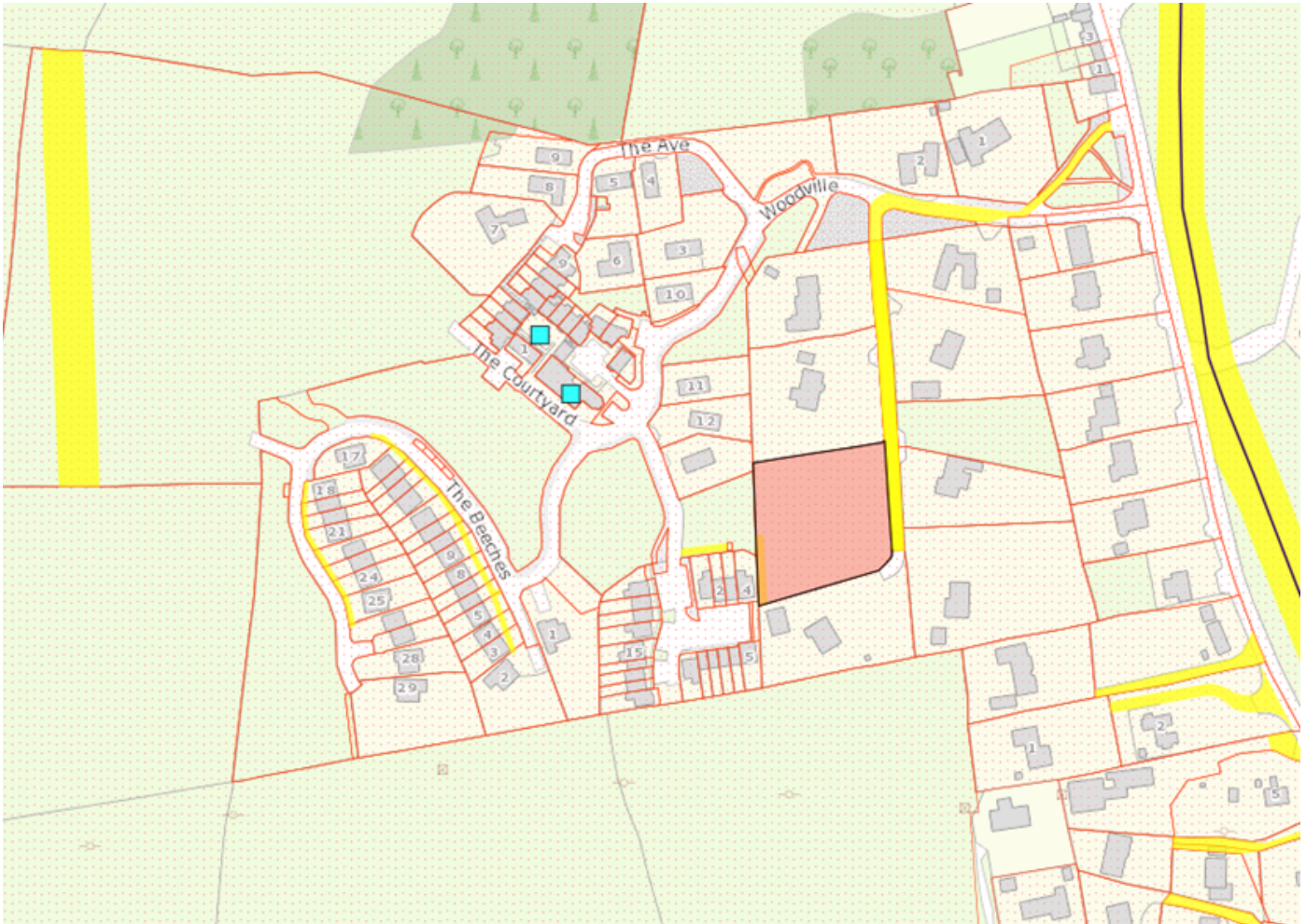
**AMV: €500,000**

**60 South Mall, Cork.**

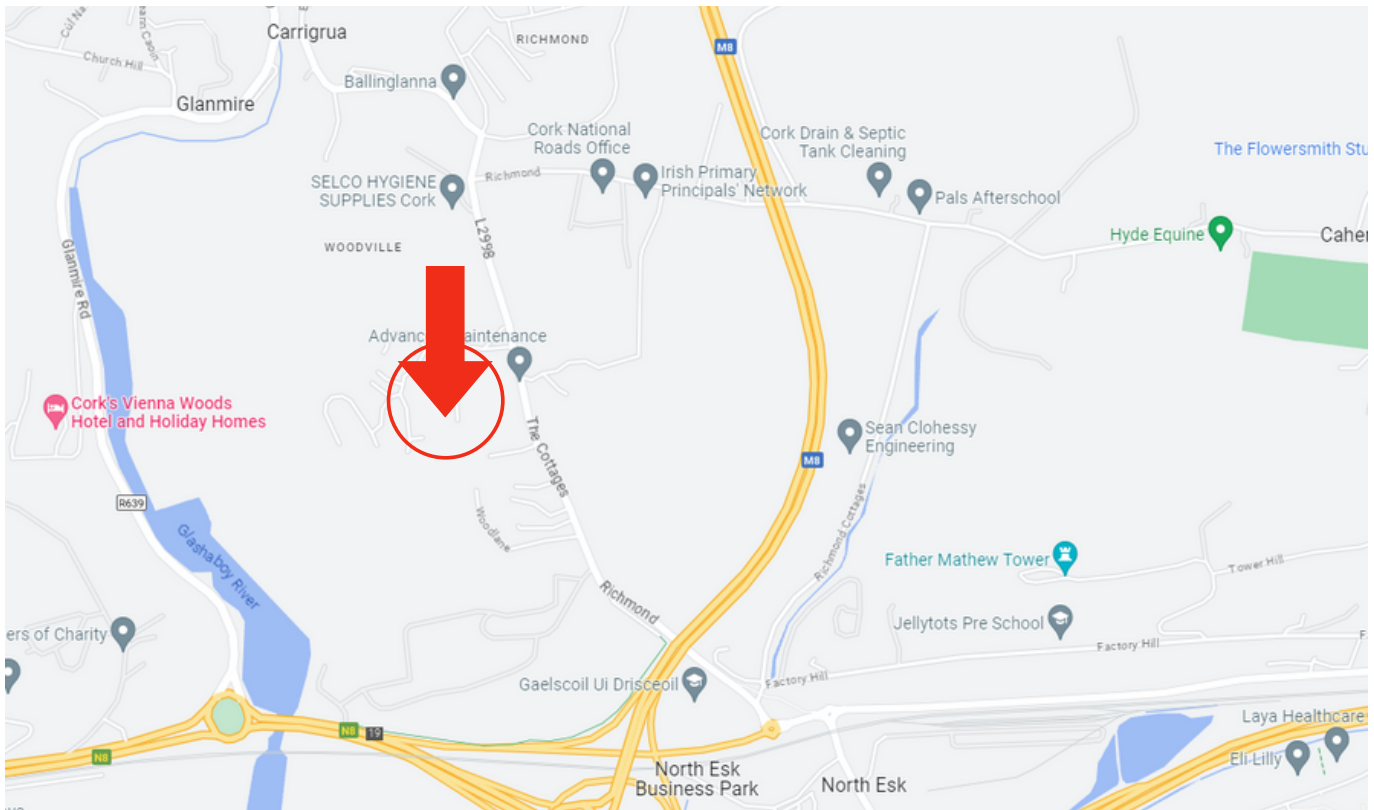
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PSRA No. 002584

## Site Map - Extract PRA MAP Folio CK46589F



## Site Location



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise 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. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | LAND USE AND ZONING

The site is zoned ZO 01 Sustainable Residential Neighbourhood as set out in the Cork City Development Plan 2022- 2028 and has development potential subject to PP. There is an established development pattern of detached dwellings immediately adjoining the site as well as more intense residential development evident in the nearby Woodville housing development.

Extract Map - Cork City Development Plan 2022-2028.



-  Area of High Landscape Value
-  ZO 01, Sustainable Residential Neighbourhoods
-  ZO 02, New Residential Neighbourhoods
-  ZO 03, Long-term Strategic Regeneration

## | DIRECTIONS

From the Dunkettle interchange, take the first exit for Glounthaune and turn left at the roundabout past the primary school. Continue up the hill. As the hill begins to level off, the entrance to Woodville is on your left.

| ALL ENQUIRIES TO:

Gerard White  
087 9733111  
ger@eracork.ie



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