

FOR SALE
BY PRIVATE TREATY

SIGNIFICANT REDEVELOPMENT OPPORTUNITY ON C. 7.5 ACRES

BRIDEBRIDGE, CASTLELYONS, CO. CORK



KEY BENEFITS:

- Buildings: (46,000 sq. ft./4,274 sq. m.) & Yard Space.
- 7.5 Acres (3.04 Ha) to include expansion lands to the rear.
- High profile location in the village with excellent frontage.
- Located within the Development Boundary for the Village.
- Existing short-term income.
- Positive previous planning history for mixed use development.
- The detached garage is currently let at €10,000 p.a.
- Established Industrial/Commercial uses on site.
- LOT 2 – Former Wastewater Treatment Plant on 1.4 Acres (located on the edge of Bridebridge Village).

**FULL INFORMATION PACK
AVAILABLE ON REQUEST**

FURTHER INFORMATION & VIEWING



Lavelle Commercial Property
6A Sycamore House, Millennium Park,
Naas, Co. Kildare W91 PO82
Stephen Talbot T: 085 7218265
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Casey & Kingston Auctioneers
43 Grand Parade, Cork City, T12XK00
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PSRA: 001643
www.caseyandkingston.ie
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LOCATION

- The property is located in Bridebridge, adjoining Castlelyons, situated in north County Cork, approx. 6.5 km south of Fermoy and the M8 Motorway (Exit 15), and 22 km northeast of Cork City.
- The property is located beside Tirlán Agri-Branch, with Castlelyons Boys National School located to the north, agricultural lands and the Hillview Residential Estate to the rear.
- Bridebridge, together with Castlelyons comprise two nearby interdependent rural settlements which mainly provide local services with Centra Convenience Store, Church, National School and GAA grounds located close by.
- The Local Authority for the area is Cork County Council.
- Eircode: P61 K156.

Travel Times:

Destination	Drive Time
Cork City	33 mins
M8 Motorway (Exit 16)	9 mins
Fermoy	12 mins
Waterford	1 Hr 28 mins
Limerick	1 Hr 26 mins

(Source: Google Maps – Normal Traffic)

Zoning

Located within the development boundary for Castlelyons/ Bridebridge under Cork County Development Plan 2022 – 2028.

Services

Interested parties to make their own enquiries.

Title

Freehold Title

Price

On Application

Viewing

Strictly by appointment only.

BER

BER Rating: C3 - G
BER No: 801065228

Plant & Machinery

Sale will include certain Plant & Machinery



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PROPERTY DESCRIPTION

- Former Creamery Complex, detached garage and surplus lands on a regular shaped site of 7.5 Acres (3.04 Ha).
- Split level site with former creamery complex to the front, with greenfield site to the rear.
- Located within the Development Boundary for the Village.
- Significant redevelopment potential.
- Positive previous planning history for mixed use development (Ref No. 12/5851).
- The detached garage is currently let at €10,000 p.a.
- The Cold stores are currently let on a short-term basis.
- Suitable for alternative Industrial/Storage uses (stp).

Former Creamery Complex Building	Sq. Ft. (approx.)
Office/Former Milk Intake Building	3,000
Cold Stores & Office	10,000
Production Office	1,600
Original Creamery Building (extended)	24,000
Office Building	3,400

Copy Site Plan (For Identification Purposes Only)



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LOT 2 – PRICE ON APPLICATION

LOCATION

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DESCRIPTION

- Former Wastewater Treatment Plant (WWTP) on c. 1.4 Acres (0.56 HA).
- Suitable as a yard or for storage purposes (stp).
- Cork County Council benefit from a ROW over the lands to their treatment plant to the rear of the site.

ZONING

- Located within the development boundary for Castlelyons/ Bridebridge under Cork County Development Plan 2022 – 2028.

Services

Interested parties to make their own enquiries.

Title

Freehold Title



Disclaimer: These particulars are issued by Lavelle Commercial Property and Casey & Kingston Auctioneers for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction. © Lavelle Commercial Property and Casey & Kingston Auctioneers 2025. PSRA Reg No. 003756 & 001643

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