

# Residential Development Opportunity with Full Planning Permission **Tir Cluain, Midleton, Cork**



For Sale by Private Treaty

- Excellent location close to Midleton Town Centre and all local amenities
- Conveniently located approximately 20kms east of Cork City Centre
- Site Area extends to approximately 6.158 hectares (15.217 acres)
- “Ready to go” site with full planning permission for 75 residential units
- Planning grant development contributions paid in full
- Part V obligations satisfied.

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## THE OPPORTUNITY

Sole selling agents Savills is delighted to offer for sale this superb development opportunity strategically located on the edge of Midleton Town Centre. The opportunity now exists to acquire this 'ready to go' site with full planning permission for 75 residential dwellings within a larger successful scheme.

## LOCATION

The subject property is located in Knockgriffin along the R626 approximately 2km North West of Midleton's Main Street. This edge of town brownfield site is bounded to the north west by Waterrock Golf Course, the existing Tir Cluain development to the east and mature agricultural landholdings to the south.

Midleton has developed around the nucleus of its main street where a strong retail core has led to the development of a thriving market town. In recent years, whilst retaining its self-sufficient market town character, Midleton has become a popular residential location for commuters working in or near Cork City. The town expanded to the west, along the Cork Road, to the north, along Mill Road and to the south towards and including Ballinacurra.

## DESCRIPTION

The undeveloped site extends to approximately 6.158 ha (15.217 ac) is irregular in shape and bounds Waterrock Golf Course to the north. The site is currently laid out in grass and forms part of the partially complete Tir Cluain development.

Development in the surrounding area varies from suburban style housing close to the Town Centre, to agricultural holdings on the southern boundary. The site has the benefit of full planning permission for 75 residential units comprising a mix of detached, semi-detached, terraced homes as well as a number of apartments and duplex units.



## PLANNING HISTORY

An extension of planning was granted under planning reference 13/04664 to complete the remaining development (75 units) granted under planning reference 04/6170.

The erection of boundaries and access points to the adjoining land owner to the south and west will be the responsibility of the purchaser. The specification of these walls and fences are as per the planning permission drawings.

While the current planning permission is due to expire in July 2018, new legislation passed under the Planning and Development (Amendment) Bill 2017 allows for further extensions of planning permission. It will be the purchasers responsibility to satisfy themselves regarding future extension of plannings.

Unit Type	No. of Units	Unit Style	House Type	No. of Beds	Approx. Sq. m.	Approx. Sq. ft.
Apartment	8	Ground	J	2	61	658
Duplex	8	First/Sec	J	3	89	963
House	2	Mid	G1	3	89	963
House	2	End	G1	3	89	963
House	40	Semi	B	3	97	1044
House	4	End	F1	3	89	963
House	2	Mid	F1	3	89	963
House	1	End	F2	4	122	1321
House	1	Mid	F2	3	89	963
House	1	End	F2	3	89	963
House	4	Detached	C	4	139	1500
House	1	Detached	E	4	195	2104
House	1	Detached	D	4	176	1899
<b>Total</b>		<b>75</b>				

## DEVELOPMENT CONTRIBUTIONS

The planning grant financial development contributions have been paid in full under Planning reference 04/6170.

## PART V

Part V obligations for the entire development have been satisfied.



## TITLE

Freehold



## SERVICES

Services are available on the boundary of the site however interested parties are required to satisfy themselves on adequacy of same.



## PRICE

In excess of €550,000



## METHOD OF SALE

The subject site will be offered for sale by Private Treaty.

## FURTHER INFORMATION

Further information is available on the dedicated Data Site with access available on request.



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