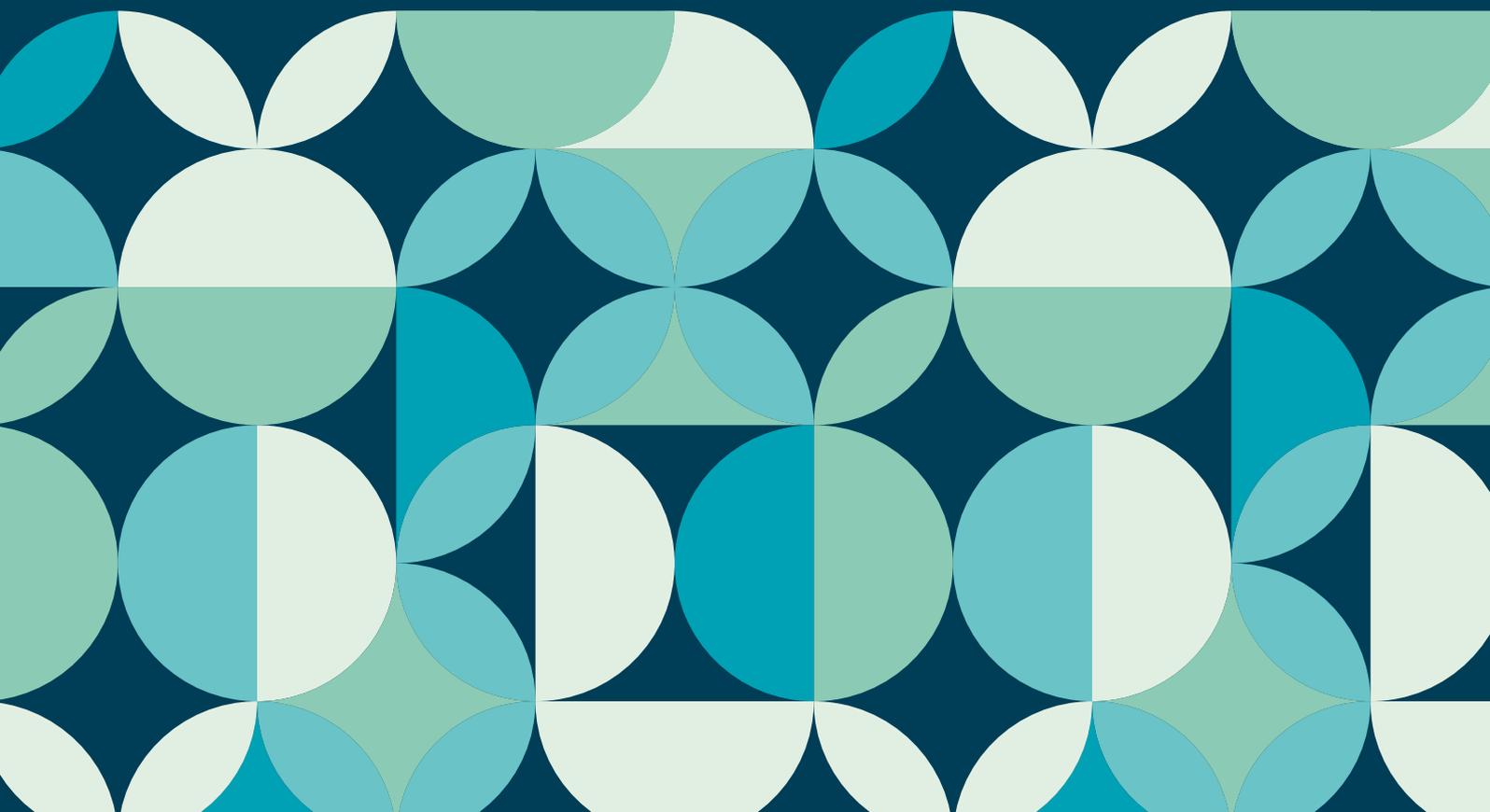


St Ann's Road Blarney, Cork

SUBSTANTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY
C.18.2 HA (44.97 AC)





Executive Summary



Superb residential development opportunity within close proximity of Blarney Village.



Site area extends to approximately 18.2 ha (44.97 acres).



Extensive road frontage, approx. 750m, to St Ann's Road.



Approx. 4.21 ha (10.4 ac) zoned for residential development. Remainder zoned City Hinterland.



Location provides ease of access to one of Cork's main infrastructural road network, the N20 which is the main Cork to Limerick route.



Situated within a short distance of Blarney Business Park which has undergone substantial re-development in recent years and occupies businesses such as Masterlink, FedEx, DHL & GLS.

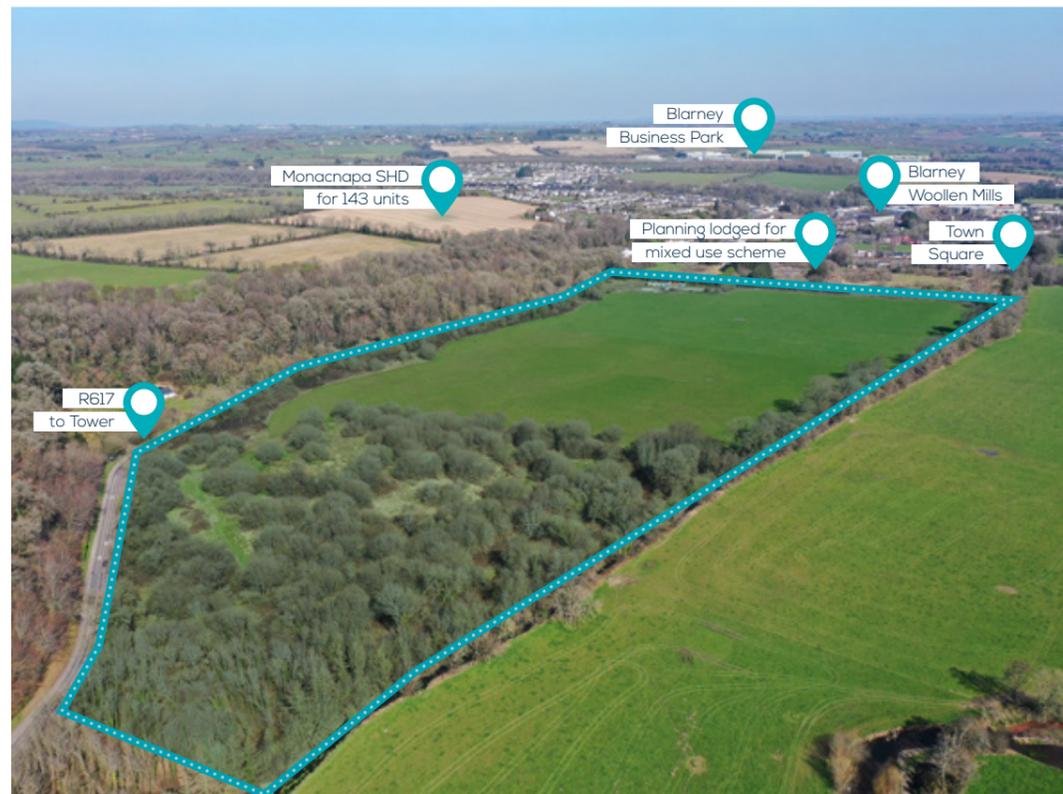
Location

The property is well located on the north west of Cork city and is conveniently situated within close proximity of the N20.

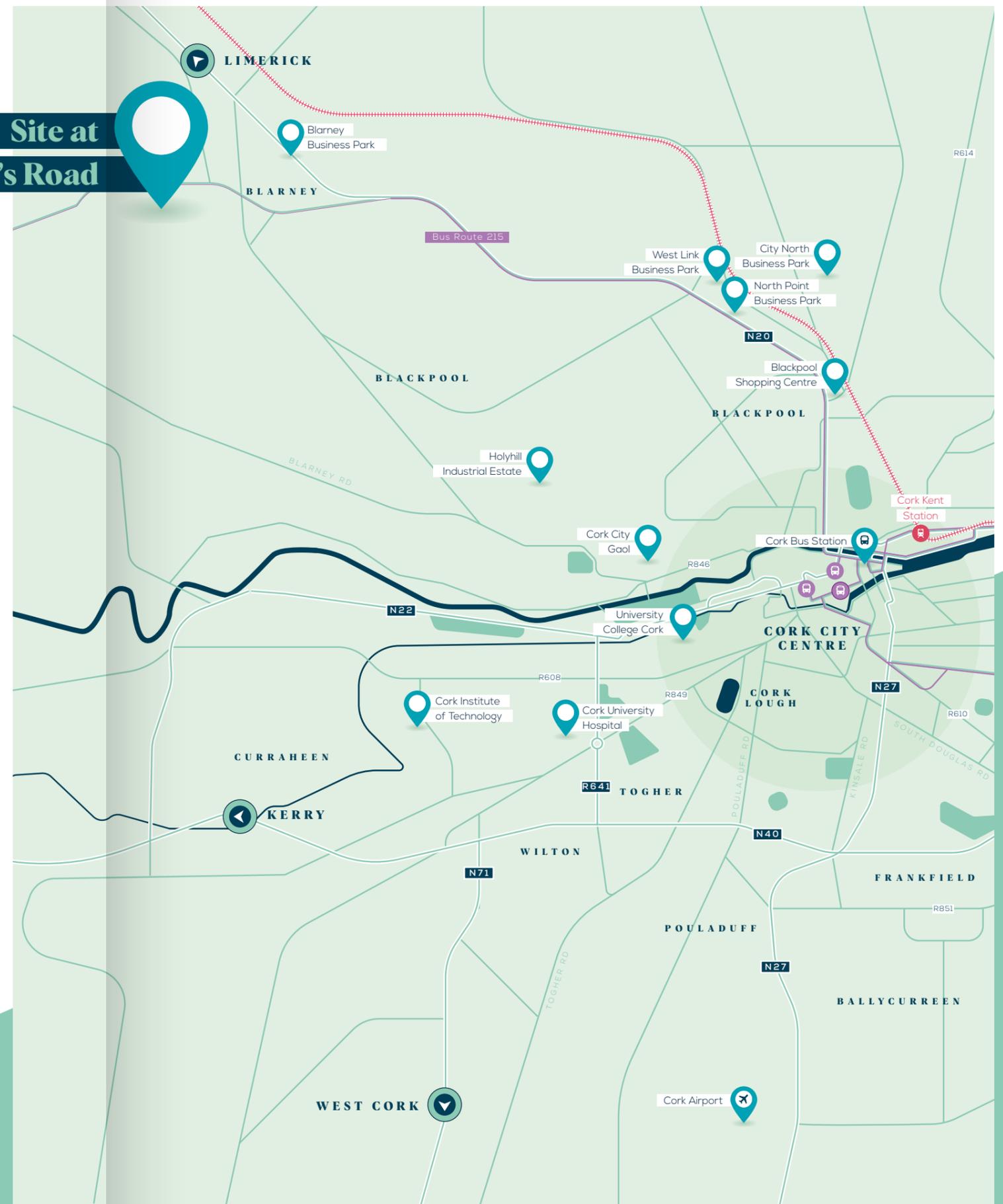
The N20 provides superb connectivity to the city centre, 7.5km to the south east and Mallow and Limerick to the north.

The site is also located within close proximity to Blarney Business Park which occupies large employers such as Masterlink, FedEx, DHL, GLS and the BCT centre. Additionally, West Link Business Park, Northpoint Business Park and Blackpool Shopping Centre are situated less than 5km to the south east.

The area has seen significant residential growth over the last couple of years with the development of 2 main schemes namely, Cluain Ard, a development of 88 units off the Waterloo Road and more recently Barthers Wood a development of 58 units which sold out last year where 3 bed semi-detached houses achieving €350,000.



Site at St Ann's Road



The Site

The subject site comprises a greenfield landholding that extends to approximately 18.2 ha (44.97 acres).

The site has the benefit of considerable road frontage, approx. 750m, to St Ann's Road which links the site to Blarney village to the east and Tower to the west.

The land which is held in one landholding is irregular in configuration and benefits from a level topography throughout which will play a critical role in keeping development costs to a minimum. Mature trees and hedgerows act as natural boundaries on all aspects of the site and provide for a private and secluded setting.

The land bounding the site to the south comprises mature agricultural landholding which a brownfield site that occupied the former Blarney Park Hotel.



Zoning & Development Potential

CURRENT ZONING Blarney Macroom Local Area Plan 2017

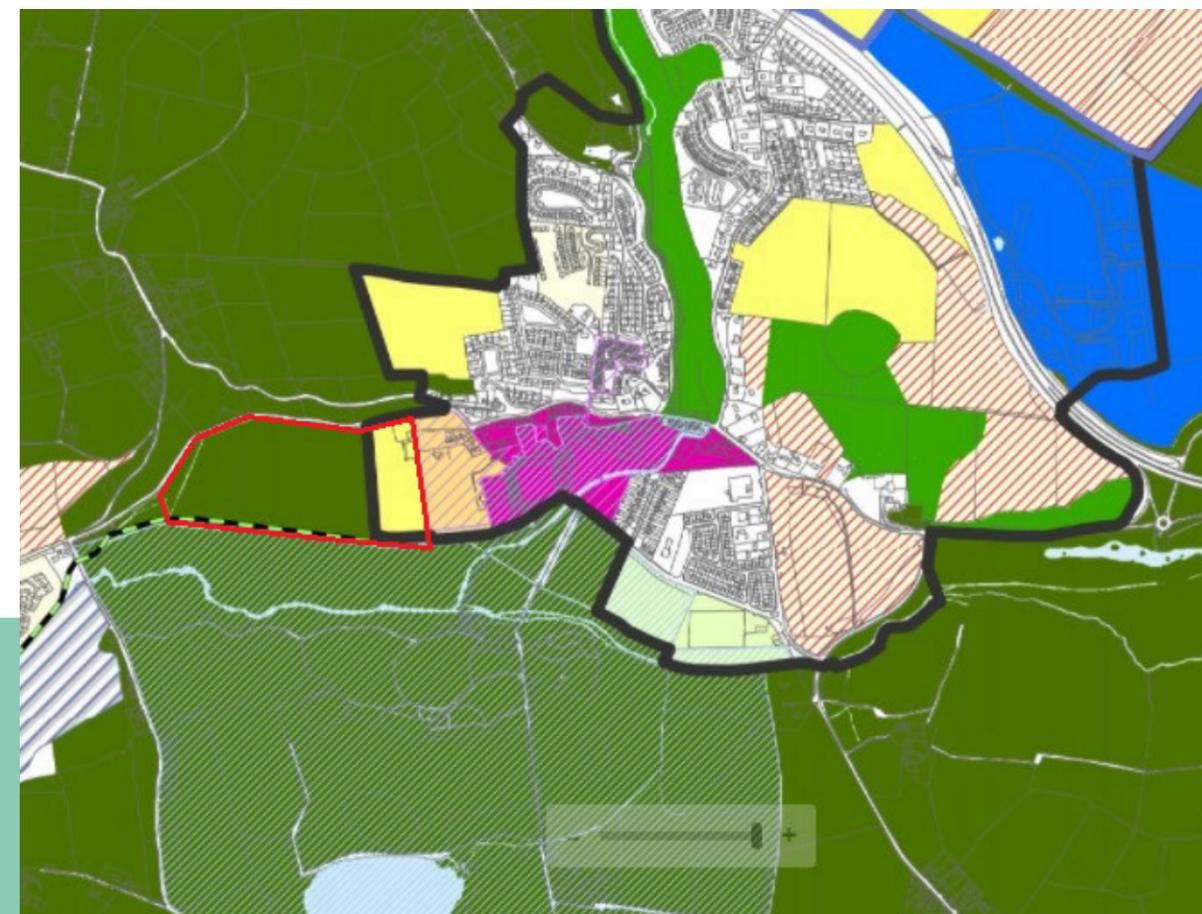
At present the land is governed by the Blarney Macroom Local Area Plan 2017 with approx. 4.21 ha (10.4 ac) is zoned Medium A Density Residential Development. The remainder of the land sits outside of the development boundary.

PROPOSED ZONING Cork City Development Plan 2022

As part of the boundary extension Blarney is now governed by Cork city Council. A Development Plan is currently being finalised and is due to come into effect from June 2022. Within the new Development Plan approx. 4.21 ha (10.4 ac) is zoned New Residential Neighbourhood with the remainder zoned City Hinterland.

Development Potential

Given the location and taking National Planning Guidelines into account the subject site is capable of accommodating in the region of 150 residential units.





Further Information

Method of Sale

The subject property is for sale by way of a Company Sale with the only asset within the company being the subject lands. The sales process is by way of Private Treaty.

Price

On Application

Additional Information

A dedicated Data Site has been created and holds additional information such as Company and Legal documents. Access to same is available on request.

Title

Freehold

Sole Selling Agent



Savills
11 South Mall
Cork
021 427 1371
www.savills.ie
PSRA Licence No. 002233

Peter O'Meara

+353 21 490 6119 | +353 87 236 1181
peter.omeara@savills.ie

James O'Donovan

+353 21 4906120 | +353 83 1015715
James.odonovan@savills.ie

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