



# IRISH & EUROPEAN

23 South Mall, Cork. Tel (021) 4277606 [www.irishandeuropean.ie](http://www.irishandeuropean.ie)

- Auctioneers
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For Sale  
By Formal Tender  
12.00pm (Midday), Friday 29<sup>th</sup> September 2017

Development Site  
**c. 6.14 acres / c.2.48 hectares**  
Killumney Road,  
Carrigrohane,  
Co. Cork.

**Strategically located land with zoning for residential development  
Adjacent to the Model Farm Road**



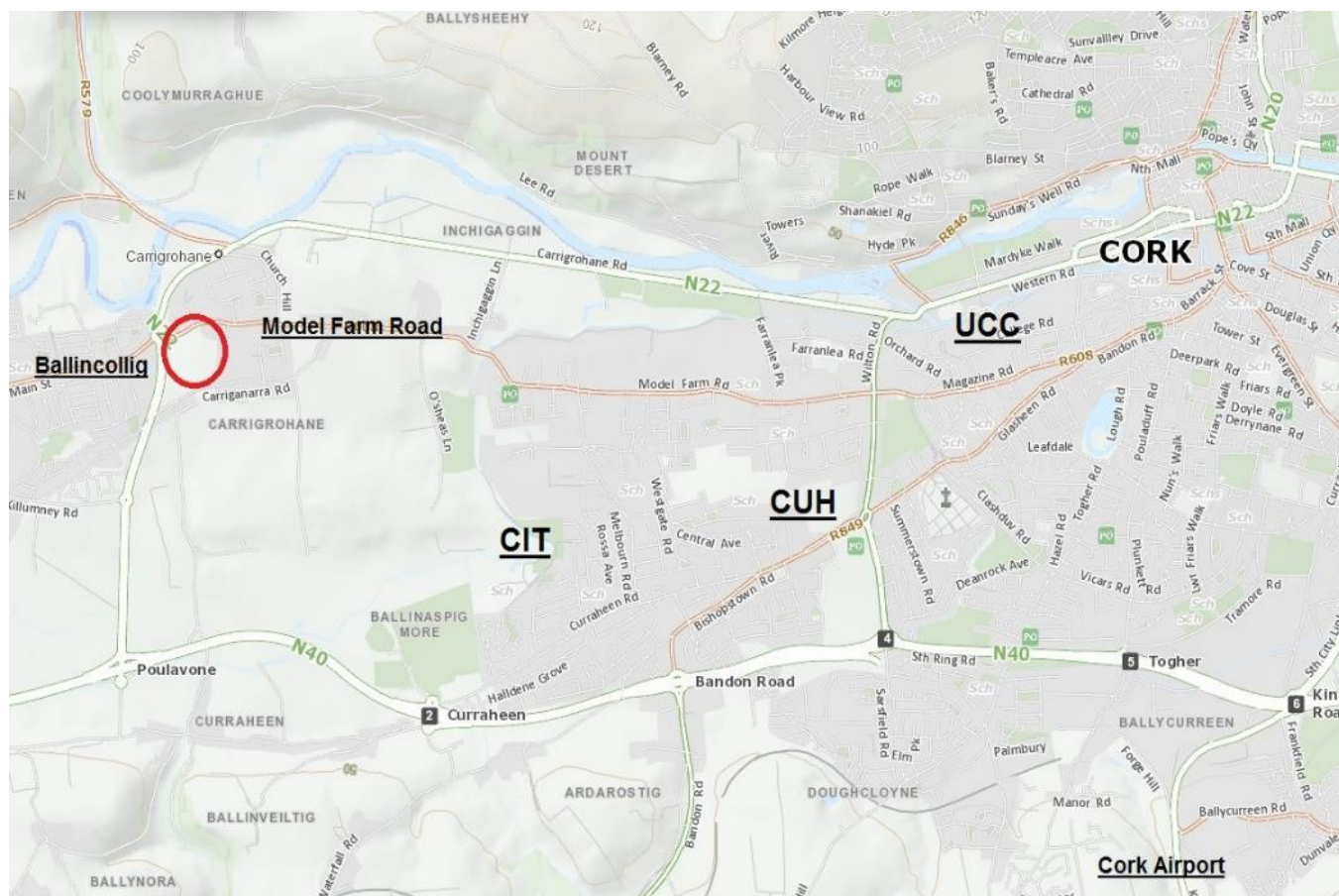
Situated on the western side of Cork city this site represents an excellent opportunity to build an exclusive development of quality homes. This is a very popular residential area and provides excellent access to the Model Farm Road, Bishopstown, Ballincollig, the south ring road network as well as Cork city and suburbs. Based on the density guidelines the site has the potential to accommodate up to 124 units in a mix unit sizes on a developable area of c.2.48 ha/ c.6.14 acres which are appropriate to both the current market demands and the location.



## Location

Adjacent to the Model Farm Road the lands are easily accessed from the city, the south ring road network and the bustling suburb of Ballincollig. Major institutions such as CIT, UCC and Cork University Hospital are within cycling distance. The city centre (c.7 km) and Cork Airport (c.12 km) are all also easily accessed.

The property is within western suburbs and is accessed from Dennehy's Cross by continuing straight outward along the Model Farm Road and take the left at Minister's cross at the sign for St. Oliver's Cemetery. Continue past cemetery on right and site is on the right to be accessed via Steeplewoods.



## Description

The property comprises a c.6.14 acres development site which has the benefit of zoning for residential development. The property can be accessed via the new exclusive development currently underway to the south of the lands. The land slopes gently from its southern boundary down to its northern boundary which is adjacent to the Model Farm Road and provides an opportunity to develop a high end residential development in one of Corks most sought after addresses. Large local employers such as EMC in Ovens, Boston Scientific on Model Farm Road and the Apple campus in Hollyhill are also within an easy reach of this development site.

## Services

All mains services available enabling their rapid developability in the short-term.





Photo for location identification purposes

### Zoning & Density

The lands lie within an area zoned BG-R-06 in the Draft Ballincollig-Carrigaline District Local Area Plan published by Cork County Council which are due for adoption shortly. The zoning carries the following specific objective: “Medium A Density Residential Development”

“Medium A” density allows for a Min. Net Density of between 20 and Max. Net Density of 50 units per hectare which would equate to approx. 8-20 units per acre.

**Title:** Freehold.

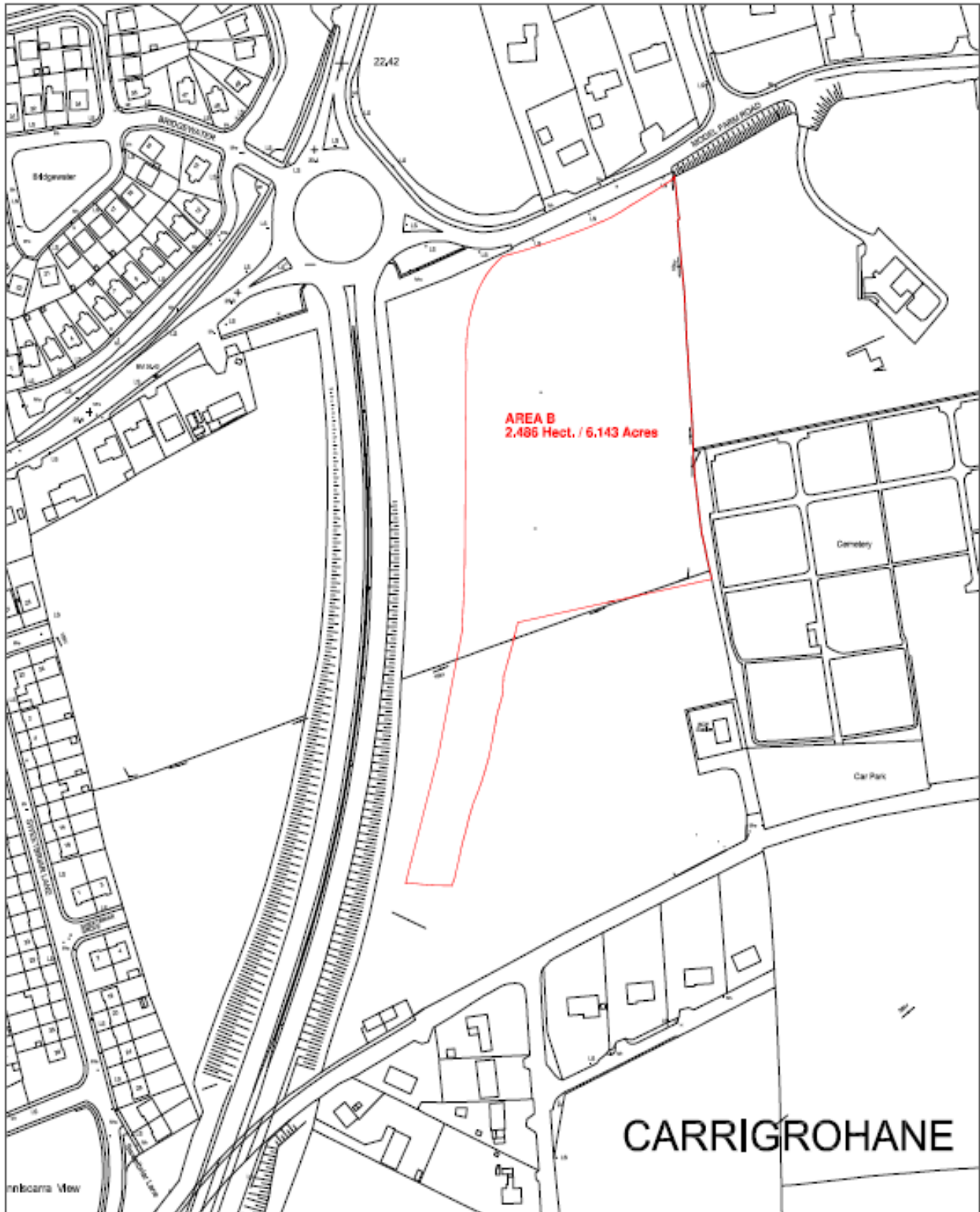
**Joint Solicitors:** John Dwyer & Emma Stephenson,  
 Ronan Daly Jermyn Solicitors, 2 Park Place, Citygate Park, Mahon Point, Cork  
 &  
 Thomas Dowling,  
 Hogan Dowling McNamara, Castletroy House, Dublin Road, Limerick

**Tender Documents are available from and are to be submitted to:**  
**John Dwyer, Ronan Daly Jermyn Solicitors, 2 Park Place, Citygate Park, Mahon Point, Cork**

**Tenders are to be submitted by:**  
**12.00pm (Midday), Friday 29<sup>th</sup> September 2017**

Further details including concept drawings of potential development layouts and a planning report are available by request.

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