

SUPERB DEVELOPMENT OPPORTUNITY

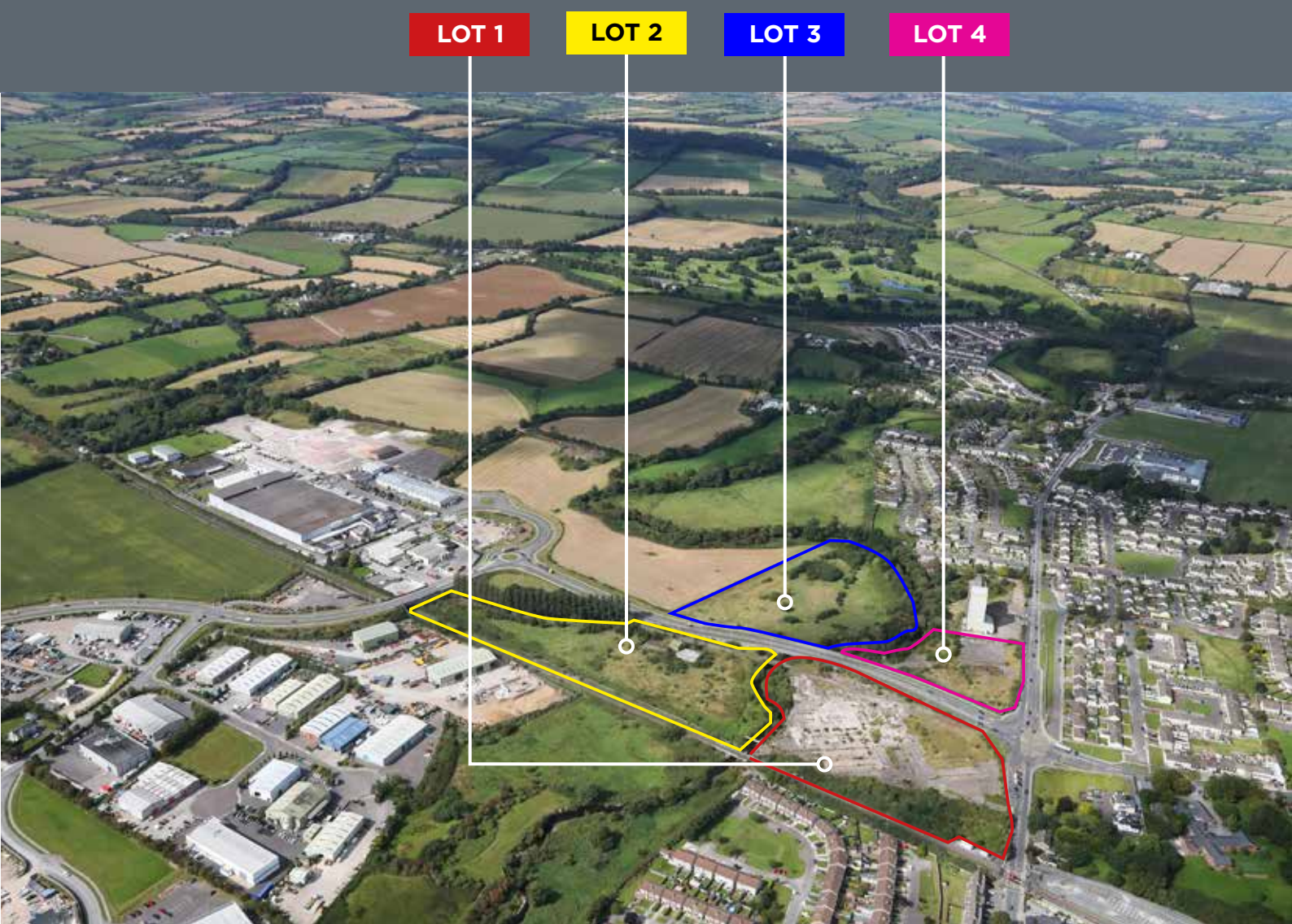
**Mill Road,
Midleton,
Co. Cork**

FOR SALE BY PRIVATE TREATY
(AVAILABLE IN ONE OR MORE LOTS)

SALE HIGHLIGHTS

- > Excellent location close to Midleton Town Centre and all local amenities
- > Conveniently located approximately 20kms east of Cork City Centre
- > Location provides ease of access to and from Cork city via the N25.
- > Total site area extends to approximately 8.9 ha (22 acres).
- > For sale in one or more lots.

LOCATION MAP



THE OPPORTUNITY

Selling agent Savills is delighted to offer for sale this fantastic development opportunity situated within walking distance of the town centre and part of which is located within the overall Water Rock Master Plan Framework. The property in its entirety extends to 8.9 ha (22 acres) and is available in one or more lots. All parcels of land are superbly located within walking distance of the town centre and all local amenities and are naturally divided by the Northern Relief Road and the Owenacurra River. The opportunity now exists to acquire a substantial development site with value-added potential in one of Cork's most popular residential addresses.

LOCATION

The subject property is located approximately 20km east of Cork City Centre and approximately 1.5 km north west of Middleton Town Centre. It is situated in Water Rock immediately adjacent the Middleton to Cork rail line.

Middleton has long been a popular residential location for city centre commuters given its ease of access and proximity to Cork City. The town benefits from an excellent public transport network following the re-establishment of the commuter rail service which operates on an hourly basis.

As a town Middleton offers a high-quality living environment with 5 primary schools and 4 secondary schools. The town also benefits from an array of sporting facilities catering for Golf, Rugby, Soccer, GAA and Hockey.

EMPLOYMENT BASE

Cork offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell EMC, VMware, Analog Devices, Intel, Amazon, Facebook and Apple are based in Cork. Cork also has a strong Life Sciences sector that features Johnson & Johnson, GSK, Pfizer, Janssen Biologics and Eli Lilly.

CONNECTIVITY



By Air - Cork International Airport served 2.39m passengers in 2018 and offers 9 flights daily to London as well as regular daily flights to hub airports such as Amsterdam, Paris, Heathrow and Manchester.



By Rail - Kent train station offers an hourly service to Dublin.

DISTANCE FROM PROPERTY

Fota Hotel & Wildlife Park	12km
Little Island	16km
Jack Lynch Tunnel & M8	18km
Cork City Centre	24km
Castlemartyr	10km
CUH	29km
Mahon Point Shopping Centre	21km
Kent railway station	24km
Cork Airport	30km
Irish Independent Park	26km
Pairc Ui Chaoimh	25km

LOT 1**LOT 2****LOT 3****LOT 4**

DESCRIPTION

LOT 1

Lot 1 extends to 6.1 acres in total and has the benefit of dual frontage to both the Northern Relief Road on its northern boundary and the Mill Road to the east. The site sits immediately adjacent the Midleton to Cork rail line which operates hourly rates to and from the city centre.

LOT 2

Lot 2 extends to 6.3 acres in total and benefits from extensive frontage to the Northern Relief Road to the north while the Midleton to Cork rail line bounds the site to the south. The topography is level throughout with the Owenacurra River naturally dividing the land from Lot 1.

LOT 3

Lot 3 extends to 7.1 acres in total and is accessed off the Northern Relief Road which is located along its southern boundary. The topography is generally level throughout and is currently laid out in grass. The site is bound by mature agricultural lands to the west which are zoned for residential development with the Owenacurra River acting as a natural divide to Lot 4.

LOT 4

Lot 4 is located north of Lots 1 & 2 and benefits from dual frontage to both the Northern Relief Road and the Mill Road on its eastern boundary. Lot 4 extends to 2.5 acres and is zoned for residential development. The adjoining land to the north has recently been granted planning permission for the development of 40 residential units comprising a mix of semi-detached and townhouse units.



MIDLETON GAA

MAIN STREET

MARKET GREEN
SHOPPING CENTRE

ZONING

LOT 1

Zoned Special Policy Area MD-X-01 and suitable for residential and office use. Also partly located within the Middleton Town Council Development Plan and zoned Town Centre Mixed Use.

LOT 2

Zoned Special Policy Area MD-X-01 and suitable for residential and office use.

LOT 3

Zoned MD-O-08 for the provision of Phase 1 section of the Waterrock Linear Park to include a mix of active and passive open space.

LOT 4

Zoned MD-R-08 (Residential). High density residential development to include a mix of house types.

TITLE

Freehold

PRICE

On Application

FURTHER INFORMATION

Interested parties will, at the vendor's discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, title information & the contract for sale.

SOLICITOR

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