

FOR SALE BY PRIVATE TREATY

Riverstown

Glanmire, Cork

Superb development opportunity with F.P.P for 42 apartments over ground floor retail



savills



Total site area extends to approx. 0.2127 ha (0.53 acres)



Zoned "Existing Built up Area"



Ready-to-go residential development with full planning for 42 apartments



4 retail units on ground floor level



Excellent and established residential location



Planning permission granted under reference 19/39006



Ease of access to Cork's main infrastructural network - The Dunkettle Interchange



Conveniently located 5km north east of Cork City Centre

Location

The subject site is well situated along the East Cliff Road in the popular residential location of Glanmire. The property lies immediately adjacent the Lidl supermarket and Sarsfield GAA Club. The site is located within walking distance of all local amenities to include Lidl, Aldi, Super Valu, Bean & Leaf, District 1 Kitchen, The Castle Glanmire and Glanmire Playground.

Glanmire has become a popular residential location for commuters working in the city and other major employment hubs such as Eastgate Business Park given its proximity and excellent transport links to both locations. The area is well serviced in terms of community facilities with two churches, six primary schools, two secondary schools and sporting facilities to cater for a range of sporting activities such as GAA, Rugby and Soccer.

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.

LOCAL TRANSPORT

Bus Eireann provides a superb intercity service to and from Glanmire. The nearest bus stop is within a 6-minute walk of the subject site with the 214 and 245 service operating every 20 / 30 minutes.



Description

The subject site extends to about 0.2127 ha (0.53 acres) in total with a level topography throughout. The site is largely regular in configuration with well-defined boundaries on all aspects and represents “shovel ready” development opportunity in an area of strong demand.

Development activity is prevalent in the area with the adjoining site to the east currently under construction and set to deliver a residential development comprising 30 apartments made up of 1, 2 and 3 beds.



Services

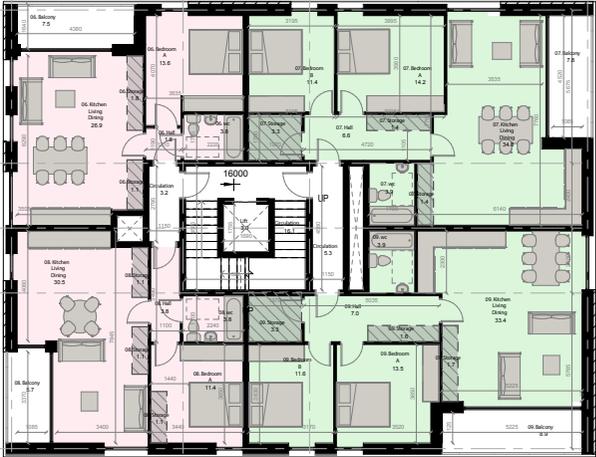
Foul Water - Connections to the existing public foul sewer network is readily available along East Cliff Road.

Surface Water - It is proposed that surface water from the site will drain via gravity and discharge to the Butlerstown River along the northern boundary of the site.

Water Supply - The area is serviced by Irish Water mains which are located along East Cliff Road.



Sample Floor Plan - Block A



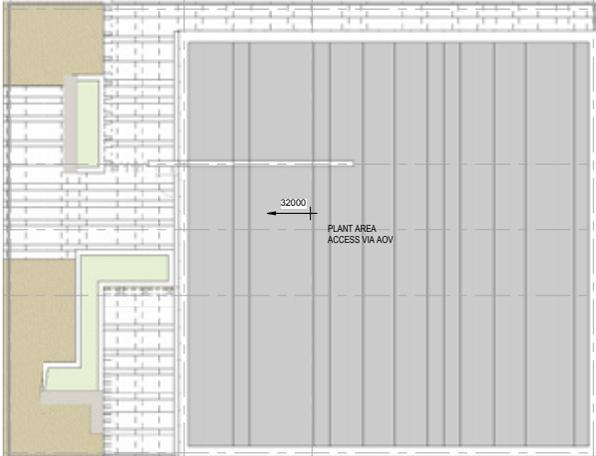
FIRST FLOOR



SECOND FLOOR



FIFTH FLOOR



SIXTH FLOOR

Sample Floor Plan - Block B



FIRST FLOOR



SECOND FLOOR



FIFTH FLOOR



SIXTH FLOOR

Schedule of accommodation

Apartment type	Beds	No. of units	Unit (sq m)	Unit (sq ft)	Total (sq ft)
A	3	5	100.0	1,076	5,382
A3	3	1	128.0	1,378	1,378
B	2	5	73.0	786	3,929
C	2	5	75.0	807	4,037
D	1	4	49.0	527	2,110
E	2	4	78.0	840	3,358
F	1	4	49	527	2,110
G	2	4	78.0	840	3,358
H	1	4	53	570	2,282
J	2	4	78.0	840	3,358
L	2	1	87	936	936
M	2	1	103.0	1,109	1,109
Total Apts		42			33,347
Retail Units					
Retail 1	N/A	1	89	958	958
Retail 2	N/A	1	93	1,001	1,001
Retail 3	N/A	1	94	1,012	1,012
Café	N/A	1	124	1,335	1,335
Total Retail		4			4,306



Further Information

TITLE

Long leasehold

PRICE

Seeking offers in excess of €900,000 excl.

SERVICES

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, floor plans, site sections and title information.

VIEWINGS

Viewings strictly to be arranged via the selling agent.

CONTACT

For further information please contact:



Savills Cork
Penrose House,
Penrose Dock,
Cork, T23 V38E

savills.ie
PSRA Licence No. 002233

James O'Donovan
james.odonovan@savills.ie
+353 21 490 6120

Daire Brennan
daire.brennan@savills.ie
+353 21 235 5021

IMPORTANT NOTICE

Savills Commercial (Ireland) Limited and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access, and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale, and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it.