

## For Sale

By Formal Tender On Wednesday October 2<sup>nd</sup> 2019

**c.3.8 acres / c.1.54 hectares**

Prime Development Land,  
at  
Tower, Blarney.

**Strategically located land within the development boundary**



**Photo for location identification purposes**

Situated on the western side of Cork city this site represents an excellent opportunity to build an exclusive development of quality homes. The land is located within the development boundary of Tower Village and is within easy distance of Ballincollig, Blarney and the City Centre. Tower has a very strong recent history of home sales with demand in the area for high quality homes remaining very strong

## Description

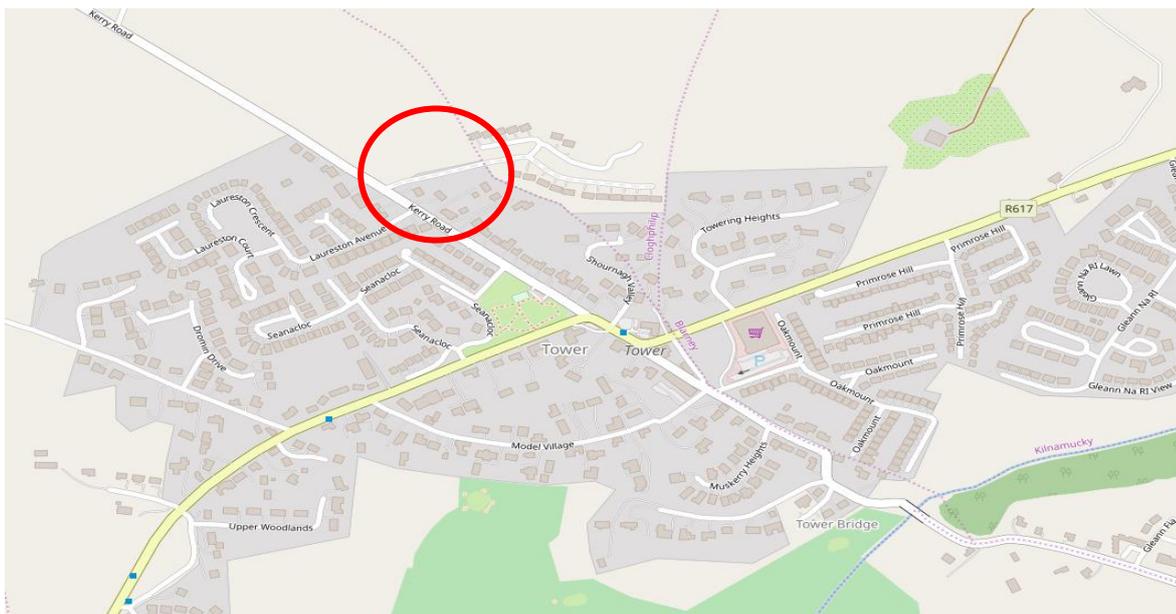
The property comprises a c.3.8 acres development land and is within walking distance of Tower, village, with its shops, pubs, supermarkets, hotel and golf complex, Cloghroe Church and school. Currently all in permanent pasture, it has road frontage of approximately 125m onto the public road along its western boundary.

The Land enjoys a gentle slope and is easily developed.

The property lends itself to develop a high quality housing development or possibly serviced sites.

## Location

Adjacent to Tower Village the property is accessed from the end of the Carrigrohane road by turning left for Inniscarra and keeping right for Cloghroe after the Anglers Rest Pub. On the Cloghroe Road continue on straight as far as Cloghroe Church. At the Church turn right and continue on to Tower Village. In Tower Village turn left for the Blarney Golf Resort/ Matehy and the property is on the right hand side of the road immediately after the entrance to Woodborough Estate. Blarney village lies c. 3.5 km to the east, Ballincollig lies c.8 km to the south and Cork city centre lies c. 13 km to the south east. Major institutions such as CIT, UCC and Cork University Hospital as well as 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.



## Zoning

The lands lie within the development boundary of Tower and in the Blarney/Macroom Municipal District Local Area Plan.

# Land Registry Compliant Map



**CENTRE COORDINATES:**  
ITM 557741,5753

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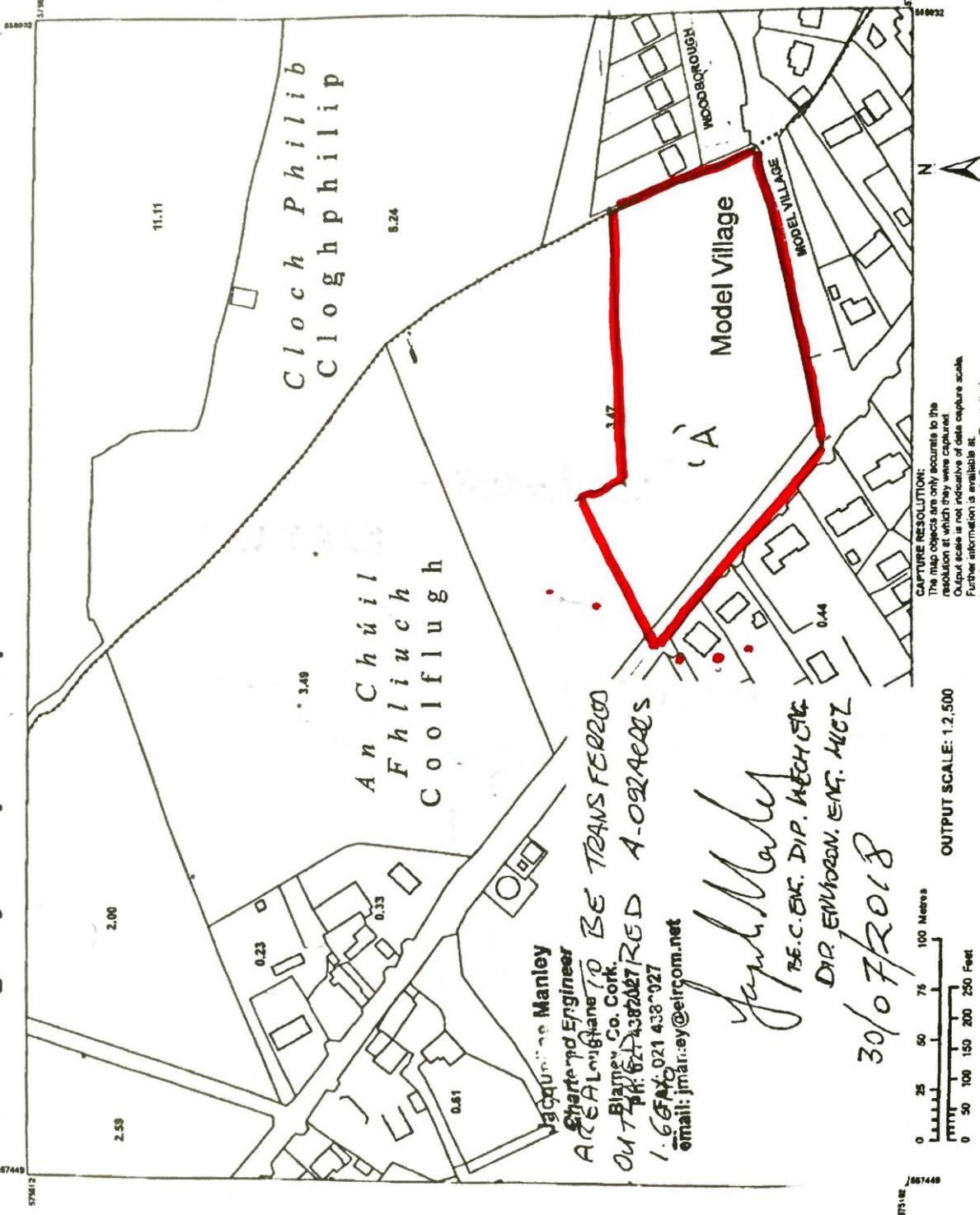
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## Services

Tower is serviced from the Cork Harbour and City Water Supply Scheme at Inniscarra. Capacity is available in the water supply to cater for development.

Blarney Wastewater Treatment Plant receives wastewater from Blarney, Tower, Cloghroe and Kerry Pike and has some capacity available. There is a foul sewer network available to the property. Surface water is discharged to the local river network.

**Title:** Freehold.

**Tender Details:** Tender Documents are available from and are to be submitted to:  
Darragh Tuohy, Solicitor, Finbarr Murphy & Co Solicitors, Lee White House,  
8 Washington Street, Cork.

**Tenders are to be submitted by:  
12.00pm (Midday), Wednesday October 2<sup>nd</sup> 2019 to the above Solicitors.**

**Irish & European, 23 South Mall, Cork, 021 4277606  
Contact Trevor McCarthy, Joe McCarthy**



**Further details and appointment to view are available through the sole agents.**