

## THE SITE

The subject property comprises a greenfield site that extends to approximately 15.9 acres located just off the N40 South Ring Road within close proximity to the Bandon Road roundabout. The surrounding area is a mix of residential and commercial in nature with Audi Cork and the new Jaguar car showrooms bounding the site to the east while approximately 22 acres of residential zoned land bounds the site to the west. The land immediately adjacent to the south is currently in agricultural use but has been identified in the newly adopted Municipal Local Area Plans (LAP's) as Strategic Land Reserve.

## ZONING

Under the Ballincollig Carrigaline District Local Area Plan 2017 the subject site is zoned "Existing Built up Area." The Development Plan outlines the objective of such zoning as:

### Existing Built up Area

"Normally encourage through the Local Area Plans development that supports in general the primary land use of the surrounding existing built up area. Development that does not support or threatens the vitality or integrity of the primary use of these existing built up areas will be resisted."

### Strategic Land Reserve (SLR)

When preparing the new LAPs in 2017, Cork County Council identified 12 additional Strategic Land Reserves sites to take account of the anticipated economic and population growth in the coming years. Approximately 95 acres bounding the subject site to the south fall under the category SLR6 and following a high level appraisal by the Local Authority these lands have been identified as one of six site having the capacity to deliver development.



Approximate outline.

## PLANNING HISTORY

09/4912 – planning application lodged in 2009 for the construction of a general builder's materials warehouse, showroom area, plant and equipment hire office. Conditional planning was granted in 2010.

04/9337 – a planning application was lodged in 2005 for the construction of 96 bedroom hotel with function room, meeting rooms, bar and restaurant, leisure facilities, ancillary offices and multi-storey car park. Conditional planning was granted in 2005.

## FURTHER INFORMATION

Available on request.

## BASIS OF SALE

The property is being offered for sale by private Treaty.

## PRICE

On application.

## SERVICES

We understand that mains water & drainage are available however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

## TITLE

Freehold.

## JOINT SELLING AGENTS

Savills  
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# Strategic Development Opportunity

## HIGH PROFILE SITE

5.5KMS FROM CORK CITY CENTRE

*Bishopstown, Cork.*

**For Sale by Private Treaty**



## SALE HIGHLIGHTS

- Superbly located high profile site just off the N40 South Ring Road
- Just 5.5kms from Cork city centre and within 8kms of Cork International Airport
- Excellent transport links immediately adjacent with direct access to the South Ring Road (N40)
- The site extends to approximately 6.43 hectares (15.9 acres)
- Positive planning history
- Entire site zoned "Existing Built up Area" and suitable for a variety of uses including mixed-use, residential, office or hotel development

CORK UNIVERSITY HOSPITAL

WILTON SHOPPING CENTRE

CORK CITY CENTRE

DUNNES STORES

AUDI CORK

JAGUAR CAR SHOWROOM

N40 SOUTH RING ROAD

## THE OPPORTUNITY

Joint agents Savills and Agar Commercial Property Consultants are delighted to offer for sale by private treaty this strategic development opportunity located just off the N40 South Ring Road. This greenfield site is well located in an area that has long been identified as one of Cork's most desirable locations given its proximity and ease of access to the South Ring Road and city centre. The opportunity now exists to acquire this prime development opportunity which is capable of accommodating a wide variety of uses subject to planning permission.

## LOCATION

Bishopstown is one of Cork's largest and most affluent suburbs with a population of approximately 25,000 (Census 2016). Located approximately 5.5kms south west of Cork city centre and approximately 8.5kms north west of Cork International Airport the site is easily accessible via the N40 South Ring Road.

As a location Bishopstown offers a high quality living environment with a number of primary and secondary level schools,

as a variety of sports clubs catering for GAA, Rugby, Soccer and Tennis. Cork Institute of Technology which boasts approximately 12,000 students is located 2kms to the north while Wilton Shopping Centre which occupies large retailers such as Tesco, Penneys, New Look and Lifestyle Sports is located 2kms to the north east. Cork University Hospital, which is one of Ireland's largest hospitals is also located a short distance to the north east.

Approximate outline.