



Downey McCarthy

....the people you can trust

FOR SALE BY TENDER **Site @ Woodville, Glanmire, Cork**



OUTSTANDING DEVELOPMENT OPPORTUNITY

SUPERB DEVELOPMENT SITE WHICH HAS EXCELLENT DEVELOPMENT POTENTIAL

SUBJECT TO PLANNING PERMISSION - extending to c. 3.32 ha (c. 8.2 acres)

ERA Downey McCarthy are delighted to present to the market this outstanding development site in Glanmire, Co Cork. Superbly located within c. 15km of Cork City centre and a short distance to the the Dunkettle Interchange currently undergoing major realignment. Excellent opportunity to acquire this zoned development site. Local services are nearby in Glanmire village within close proximity to the site. There is an excellent choice of schools, sporting and retail amenities in the Glanmire area which has become a very desirable residential location. The very successful Woodville residential development is immediately adjacent which adds to the appeal of this superb site.

AMV: €800,000 (plus VAT if applicable)

BER EXEMPT

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| DESCRIPTION

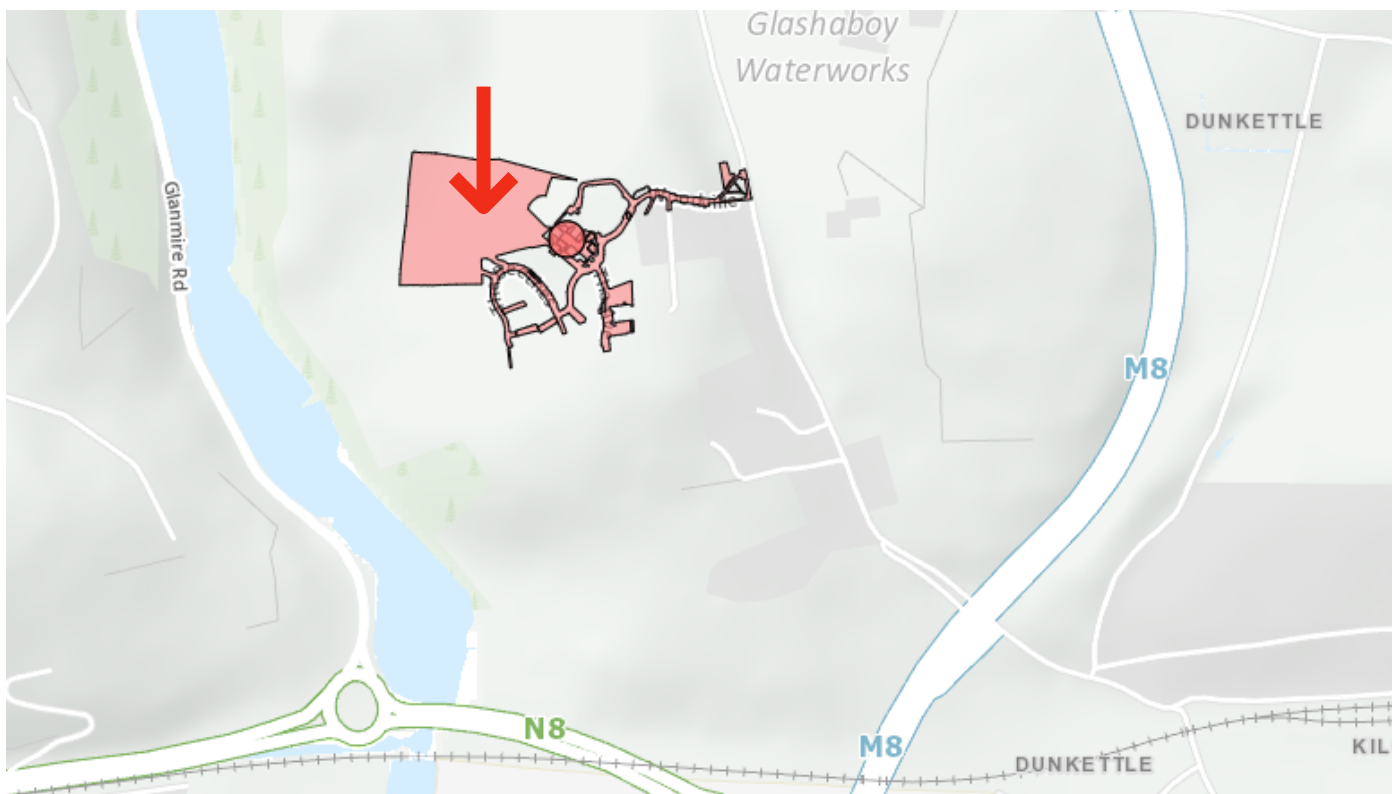
Superb development opportunity (subject to planning permission) extending to c. 3.32 ha (c. 8.2 acres) in addition to certain lands, hereditaments and premises all of which are comprised in folio CK 149271F and folio CK 139148F of the Register of Freeholders, County Cork with certain exclusions as outlined in the Contract For Sale.

| LOCATION

The site is currently accessed through the hugely successful Woodville residential development which features a mix of residential dwellings comprising detached & semi-detached houses, town houses & apartments in a mature sylvan setting which is excellently maintained.

The site is superbly located near the Dunkettle Interchange which is currently undergoing a major realignment and provides access to the M8 Motorway, N8 & N25. Cork City is a short easily commutable distance and well served by a regular bus service.

Nearby Glanmire provides all local services / amenities.



| LAND USE & ZONING

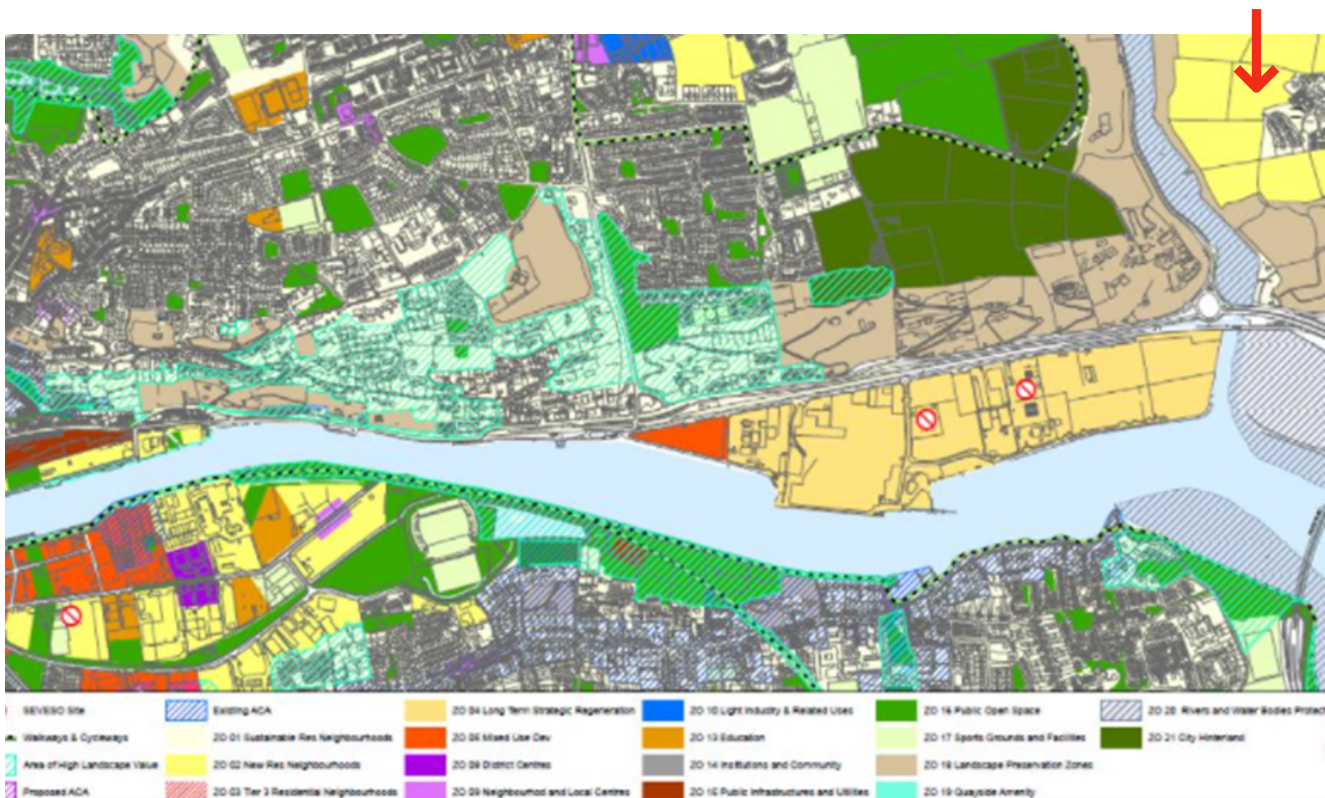
The subject site is currently zoned residential in the Cobh Municipal District Local Area Plan 2017 (which incorporates Glanmire and its environs) and is to be assessed under the provisions of the current Cork County Development Plan 2014.

The subject site will fall within the remit of the Cork City Development Plan 2022-2028 once adopted in August 2022 which is currently in Draft form.

In the Draft Plan the site is proposed to be zoned "ZO 2 New Residential Neighbourhoods". This zoning objective is to provide for new residential development in tandem with the provision of the necessary social and physical infrastructure. Lands in this zone are designated as Tier 1 or Tier 2 zoned lands in the Core Strategy of the Draft Development Plan. Any development proposals must satisfy the requirements for developing on Tier 1 or Tier 2 lands as set out in Chapter 2 Core Strategy.

Map 5 Draft Cork City Development Plan 2022-2028

SITE LOCATION



| TENDER PROCESS

Tenders are to be submitted by 12pm on Friday 11th March 2022 to the **Solicitor with Carriage of Sale:** Yvonne Tyndall, Senior Associate Real Estate, Eversheds Sutherland, Earlsfort Centre, One Earlsfort Terrace, Dublin 2.

Tenders are to be marked: "Site at Woodville, Glanmire, Co Cork."

| VAT CLAUSE

In addition to the Purchase Price, the Purchaser shall pay to the Vendor the amount of any VAT as shall be exigible in relation to the Sale, same to be calculated in accordance with the provisions of the VAT Act and the Purchaser shall pay this amount to the Vendor.

The treatment of VAT shall be set out in the Contract For Sale.

| PRE-CONTRACT ENQUIRIES

Pre-contract enquiries shall be permitted up to and including two weeks prior to the Tender submission date.

| ALL ENQUIRIES TO:

Gerard White
087 9733111
ger@eracork.ie



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Sean McCarthy
086 8385768
sean@eracork.ie



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