

Development Land at Laherdane, Whites Cross, Cork.



OUTSTANDING DEVELOPMENT OPPORTUNITY

POA

BER EXEMPT

60 South Mall, Cork.

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

PSRA No. 002584

ERA Downey McCarthy are delighted to present to the market this outstanding development opportunity.

| LOCATION

The lands are located approximately 2km from Dunnes Stores shopping centre, Ballyvolane and are accessed via the R614 at the junction with Laherdane lane.

Neighbouring occupiers are mainly agricultural but there is an established pattern of one off detached residential dwellings located on Laherdane lane. The new proposed northern distributor road will improve connectivity to the major road networks. There are 3 major residential developments underway nearby.



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| DESCRIPTION

The lands extend to c.4.31ha (c.10.65 acres) and are currently laid to pasture. Boundaries are well defined. The lands are currently comprised in a single field sloping gently to the Eastern perimeter.

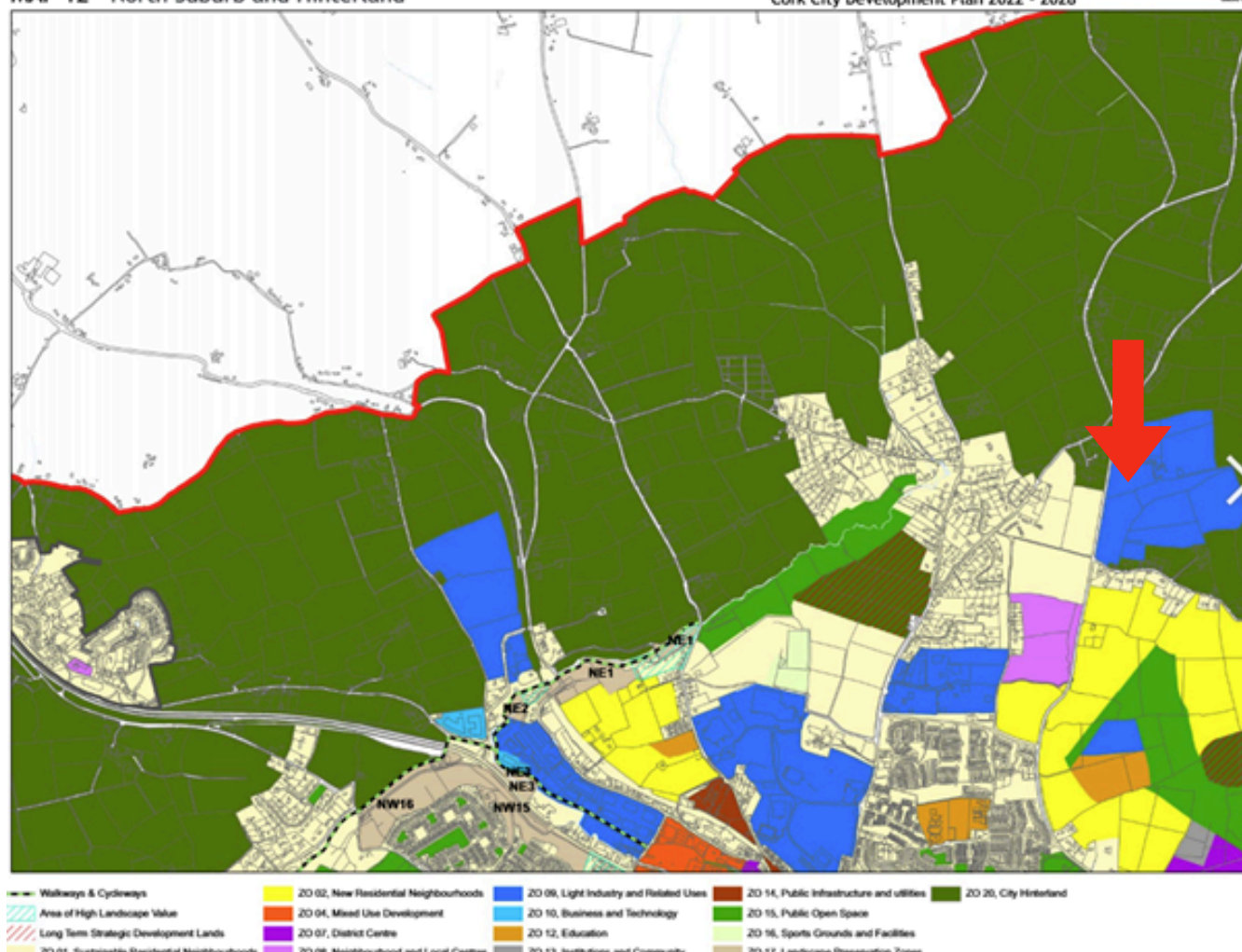
The lands are currently in agricultural use and have substantial road frontage extending to c. 270 meters.

| ZONING

The lands are zoned ZO 9 “Light Industry and Related Uses” in the Cork City Development Plan 2022-2028. Likely permitted uses subject to planning permission include: Light industry, wholesale and non-retail trading uses, Car showrooms, Small/medium scale manufacturing/repairs/warehousing/distribution uses, Logistics and Incubator units. Retail warehousing and office development where not suited to town centre or edge of centre locations.

MAP 12 North Suburb and Hinterland

Cork City Development Plan 2022 - 2028

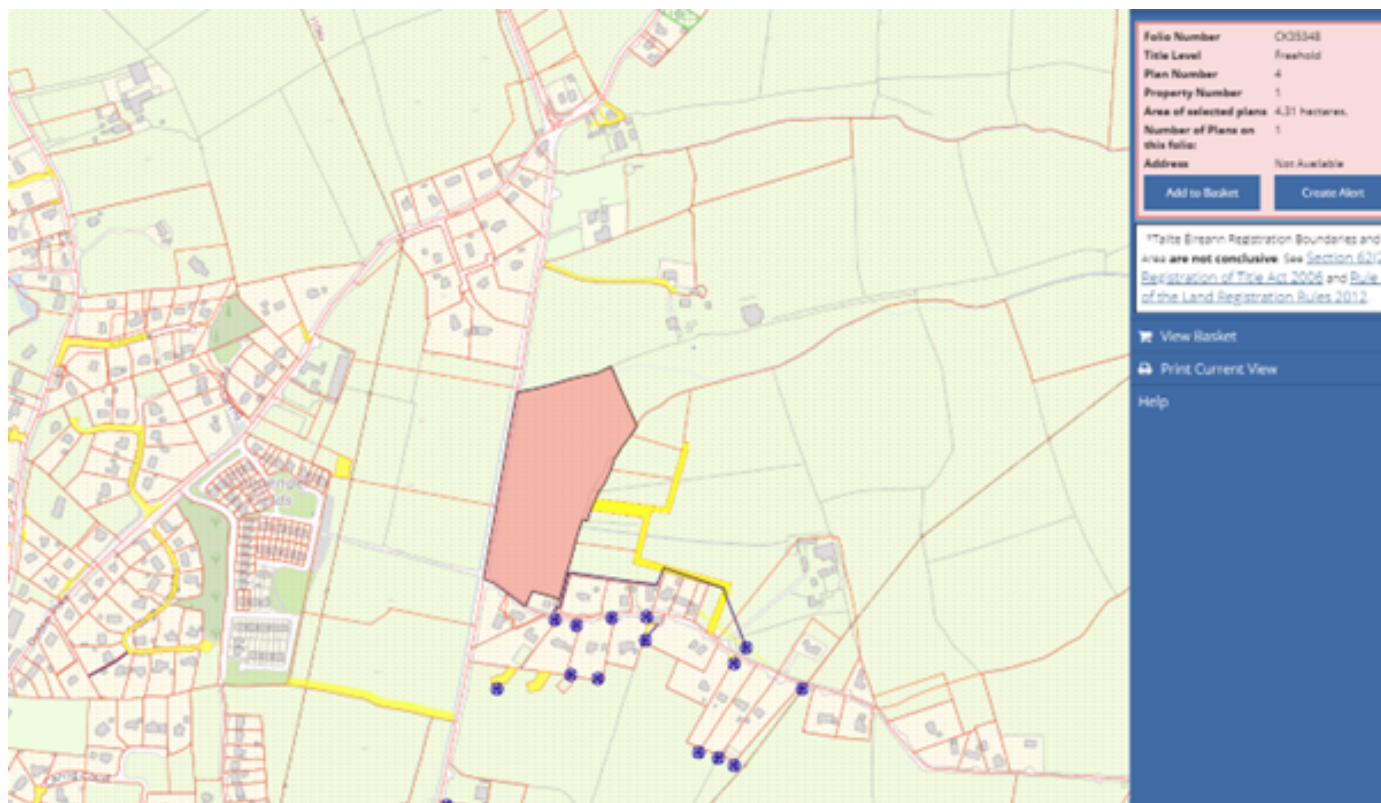


| SERVICES

Uisce Eireann have advised the existing Water and Waste Water infrastructure is sufficient for a low density development in response to a pre connection enquiry.

| TITLE

The lands have a freehold title and are comprised in folio CK35348 Co Cork.



| FEATURES

- Superb development opportunity subject to planning permission.
- Excellent road frontage.
- Attractive zoning suitable for a variety of potential uses.
- Freehold title.

| BER DETAILS

BER EXEMPT

| DIRECTIONS

The lands are located at the junction of the Ballyhooly Road and Laherdane lane and immediately opposite the current Coppingers Field residential development.

| ALL ENQUIRIES TO:

Ger White
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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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