

FOR SALE BY PRIVATE TREATY

**Lahardane, Ballyvolane,
Co. Cork**



**Strategic Land Opportunity
42.14 Ha / 104 Acres approx**

Property Highlights

- Extensive landholding within the Ballyvolane Urban Expansion Area
- Strategically located with substantial frontage to the Ballyvolane Road, 3.5Km North-East of Cork City Centre
- Ballyvolane is regarded as an important location to the overall delivery of new housing in metropolitan Cork, with the Local Area Plan suggesting 3,000 new residential units
- The lands have zoning objectives that include residential, business, community and open space
- Available in one or more lots;
Lot 1: Entire 42.09 Ha (104 Acres) approx.
Lot 2: 32.11 Ha (79.3 Acres) approx.
Lot 3: 10.03 Ha (24.8 Acres) approx.

Contact

Séamus Costello
Email: seamus.costello@cushwake.ie
Tel: +353 (0)21 427 5454

Peter O'Flynn
Email: peter.oflynn@cushwake.ie
Tel: +353 (0)21 427 5454

Cushman & Wakefield
No. 6 Lapp's Quay
Cork
Ireland
Tel: +353 (0)21 427 5454

cushmanwakefield.ie

BER Exempt

Lahardane, Ballyvolane, Co. Cork



Location

Cork is the Republic of Ireland's second largest city and the premier retail, commercial and administrative centre in the south. There is a population of 300,000 people in Metropolitan Cork and it is also an established university city with a number of third level institutions.

Cork is home to a range of large multinational companies that include Apple, EMC, VM Ware, GSK, Pfizer, Dell, Eli Lilly, Boston Scientific, Vox pro, Johnson Controls, IBM & Clearstream etc.

Ballyvolane is a Cork city suburban location, 3.5 Km north-east of Cork city centre, Cork city's North Ring Road is adjacent and provides access to all arterial routes. There is a range of shopping, educational, sporting and recreational facilities close by.

The subject lands are located fronting the Ballyvolane Road 1.5 Km north of the North Ring Road. There are a number of established residential developments close by along with Ballyvolane Shopping Centre (Dunnes Stores), Fox & Hounds Neighbourhood Centre, Lidl and Applegreen.

Description

The overall lands extend to 42.1 Ha (104 acres) approx. of greenfields lands, currently in agricultural use. The eastern portion comprises an irregular shaped parcel of lands of 32.4 Ha (80 Acres)

approx. which slopes generally in an east to west direction towards Ballyhooley Road. The western portion comprises broadly regular shaped lands, sloping west to east towards Ballyhooley Road and return frontage to Ballincollie roadway. The lands are contained within folios CK12755F, CK42651 & CK789.

Planning

Under the Cobh Municipal District Local Area Plan (LAP) August 2017, the lands are situated within the Ballyvolane Urban Expansion Area which extends to an overall area of 260 hectares. The land use proposals for the area focuses on the provision of a new mixed use neighbourhood incorporating residential, business, retail, community, recreation, open space, traffic and transport, water services and other infrastructure. The number of housing units proposed in the plan is approximately 3,000, through a phased delivery in tandem with key infrastructure, facilities and amenities to secure its development. The LAP recognises the importance of the site to the overall delivery of new housing in Metropolitan Cork and because of its strategic location adjoining Cork City.

The parcel of lands are contained within a number of specific development objectives;

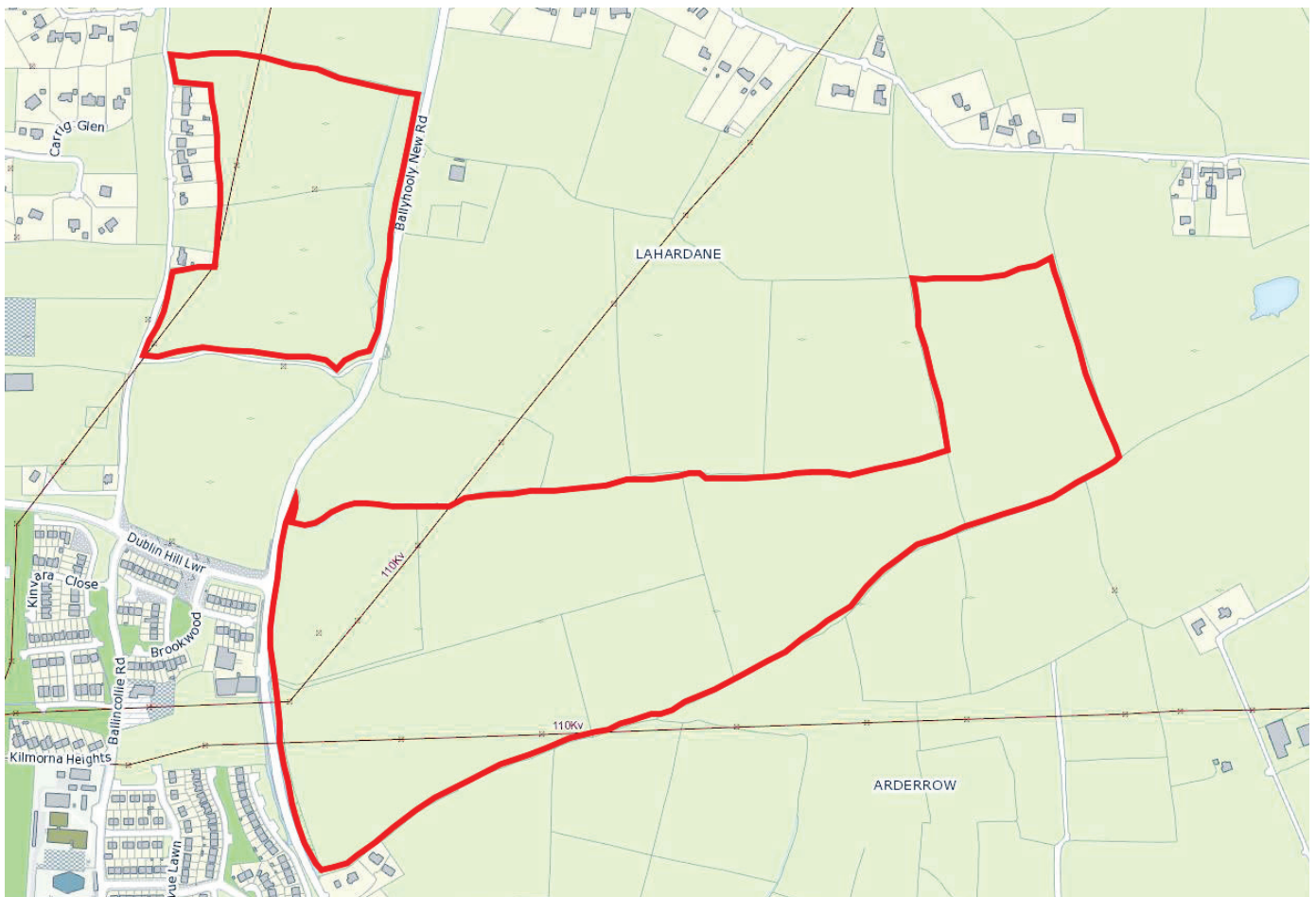
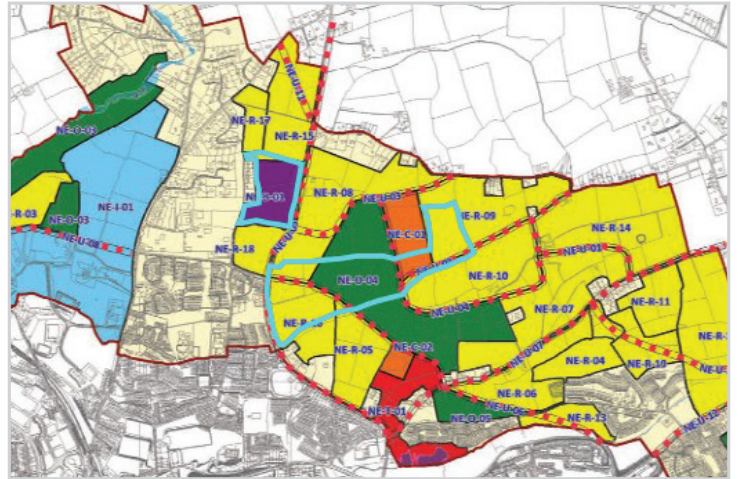
Eastern Lands

Land Use Zoning Objective	Ha Approx.	Acres Approx.
Residential - mainly Medium B	12.51	30.92
Residential - Medium B	6.51	16.08
Community Facilities - NE-C-01	2.09	5.17
Open Space	10.73	26.52
Total:	31.84	78.69

The land areas herein are approximate and are provided as a broad indicative guide only. Intending purchasers should satisfy themselves on land areas and all matters pertaining to the property. The development objective provides for a network of new service roads within the Ballyvolane Urban Expansion Area, some of which run through the subject lands.

Western Lands

Land Use Zoning Objective	Ha Approx.	Acres Approx.
Business - NE-B-01	9.07	22.41
Residential - Medium B	0.87	2.14
Total:	9.94	24.55



BER details

Exempt

Title

Freehold

Price

Price on application.

Viewings

Strictly by prior appointment with the sole agents
Cushman & Wakefield.

Contact

Séamus Costello

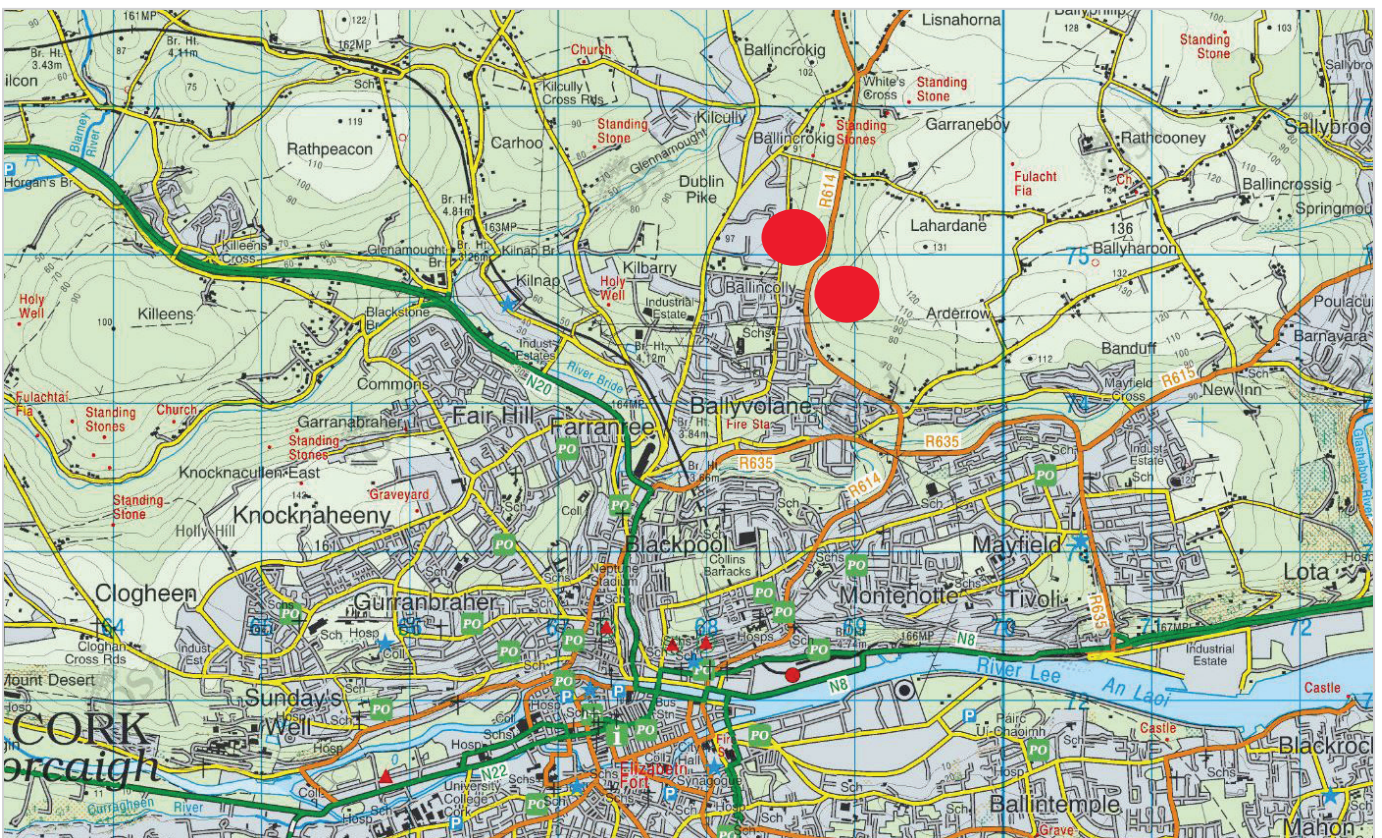
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Ordnance Survey Ireland Licence No. AU 0019218 SCS1



Cushman & Wakefield
No. 6 Lapp's Quay
Cork
Ireland
Tel: +353 (0)21 427 5454
Email: cork@cushwake.ie

cushmanwakefield.ie

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