

Development Lands

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For Sale by Private Treaty

Prime Development Opportunity, Riverstown, Glanmire, Co. Cork
Approx. 2.25 acres (0.91 hectares)

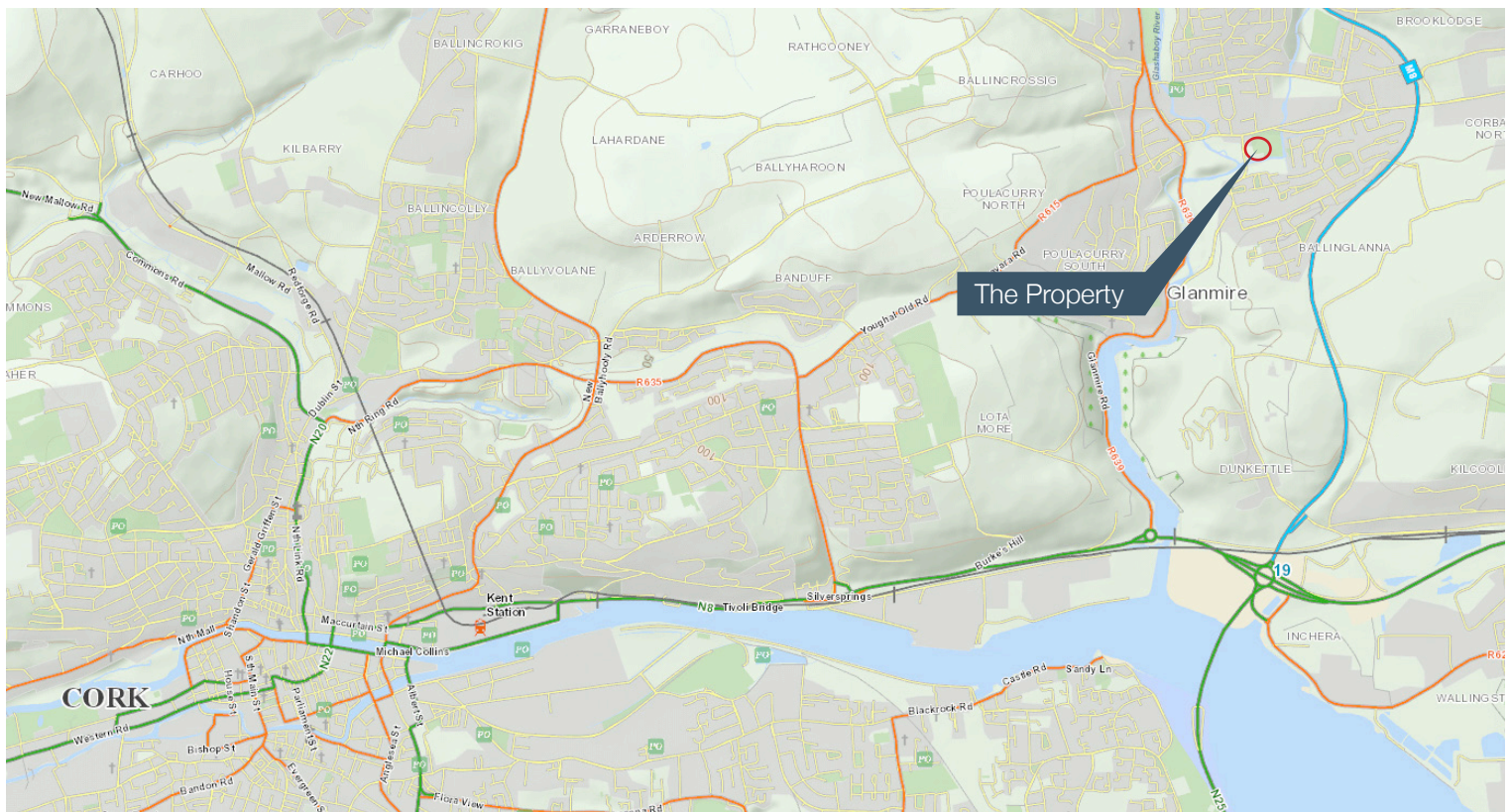


- High profile land holding / development opportunity
- Entire holding approximately 2.25 acres (0.91 hectares)
- Zoned "Town Centre / T-02" in the Blarney Electoral Area Local Area Plan
- The site has the benefit of Full Planning Permission for retail development.

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Location

Glanmire is a large suburb of Cork located approximately 8kms north east of the city centre and is a predominantly residential area with a number of important services including churches, schools, community centre, GAA pitch and a number of public houses and restaurants. The immediate area is made up on residential developments namely Marwood, Brookville, Glyntown Heights and Chestnut Meadows with Glanmire Community College located approximately 500 metres north east of the property.

Description

The subject lands comprise of approximately 2.25 acres with the benefit of level topography. At present the majority of the lands are under grass, with a disused industrial building located to the south of the site.

Zoning/ Planning

The site is zoned Town Centre / T-02 in the Blarney Electoral Area Local Area Plan 2011, with the main object of this zoning to facilitate the expansion of Glanmire town.

The property has the benefit of Full Planning Permission from Cork County Council, Planning Ref 13/04038, for the demolition of existing building and construction of a single storey discount foodstore of 1847 sq.m. (19,880 sq.ft.) gross floor area including the sale of alcohol for consumption off the premises, car parking, new site entrance, bicycle stands, ESB substation, loading bay, trolley bay, signage, attenuation tank and associated site works. This application has received a declaration of exempted development under Section V of the Planning and Development Act 2000, allowing for the proposed retail use of the permitted discount foodstore as a standard convenience retail store.

Lease Terms

Built to lease option available.

Sale Price

In excess of €1,750,000 exclusive.

Viewing

Strictly by appointment with sales agents.

Selling Agent Savills

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