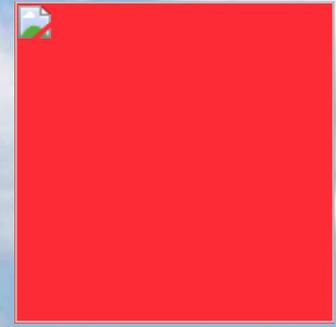


# Church Road, Ballycotton





## ABOUT THE PROPERTY

Residential Development Opportunity - Approx. 6.37 Hectares (15.74 acres)

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Elevated gently sloping site with views over Ballycotton Bay.

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Walking distance to local schools and amenities.

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Newly upgraded Waste Water Treatment Plant adjacent to the site.

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High quality sought after area with beaches and cliff walk nearby.

---

Superb restaurants, bars and hotels nearby.

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### LOCATION

The property is situated within the popular coastal village of Ballycotton and has panoramic views over Ballycotton Bay and Lighthouse. The property is conveniently located within walking distance of Ballycotton village and harbour. The property is within a 20 minute drive of Midleton town and the N25 Main Cork/Waterford Road, 30 minute drive of Little Island a major employment hub and a 40 minute drive of Cork city centre. Ballycotton is a thriving village and a popular tourism destination. The village benefits from a range of amenities to include a primary school, pubs, restaurants and the Bayview Hotel.



## DESCRIPTION

The property extends to approximately 6.37 hectares (15.74 acres) and is currently in agricultural use. The property is situated on an elevated site with views across Ballycotton Bay. The property is accessed from Church Road to its western boundary with approximately 175m of road frontage onto the public road. The property has a gentle sloping topography and offers an ideal opportunity to create a bespoke residential development subject to obtaining planning permission. Approximately 4.05 hectares (10 acres) are situated within the Ballycotton development boundary, and the remaining 2.32 hectares (5.73 acres) are situated just outside the development boundary with future development potential. Uisce Eireann have recently upgraded the adjacent waste water treatment plant with capacity available to service new housing.



## **TENANT PROFILE**

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## **TITLE**

Freehold



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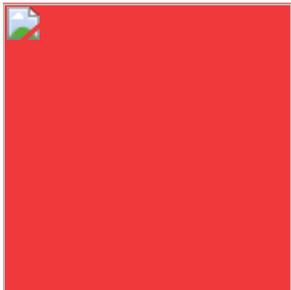
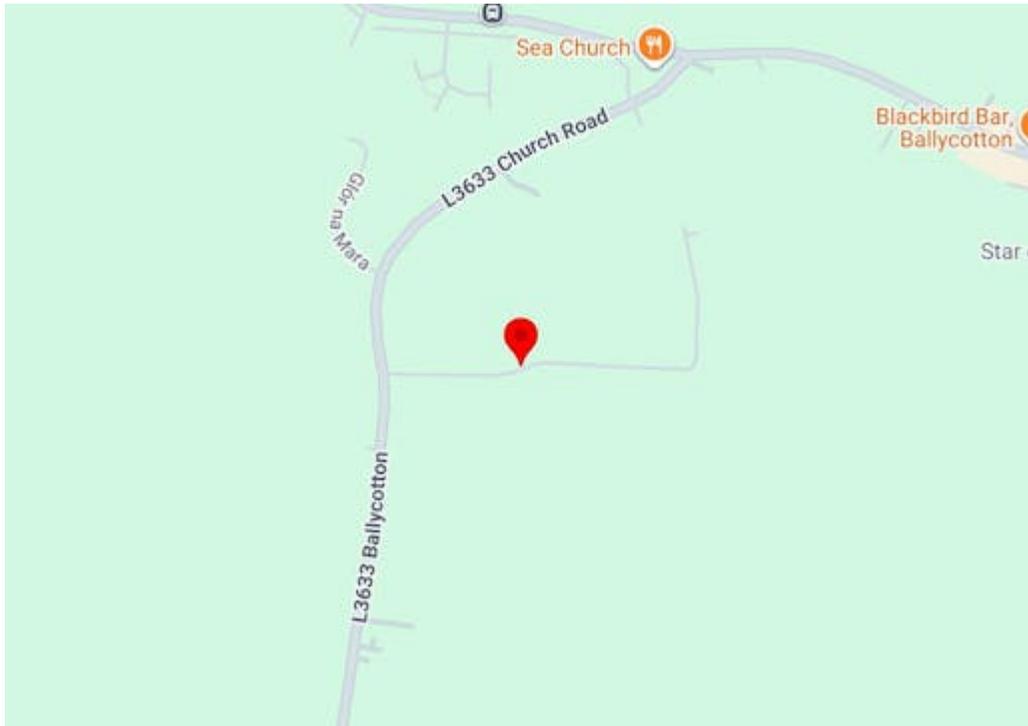


## BER INFORMATION

BER

## PRICE

Guiding €1450000



### For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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Earlsfort Terrace, Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: [dublin@lisney.com](mailto:dublin@lisney.com)

 [lisney.com](http://lisney.com) @LisneyIreland

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

