

FOR SALE - DEVELOPMENT LAND

Outlines - Indicative Only

Cohalan
Downing

Subject Lands

Brookville Estate

New Development

Ballinglanna Mills & Mill House on 2.5 Acres (1 ha) approx. off East Cliff Rd, Riverstown, Glanmire, Cork





ABOUT THE PROPERTY

Development Site of 2.5 Acres (1 ha) approx.

Elevated Site, part laid out in hard standing.

Excellent Zoning of ZO 01 'Sustainable Residential Neighbourhoods' under the Cork City Development Plan 2022-2028

Located approx. 1km southeast of Hazelwood Shopping Centre

Property includes a former Mill building which we understand to be a protected structure (Ref: CO075-003).

Offering also includes a fire damaged, dilapidated dwelling house fronting Cliff Road.



LOCATION

The subject lands extend to approximately 2.5 acres (1 hectares) and are located immediately off East Cliff Road in Riverstown, Glanmire, Cork. The site is situated immediately east of Riverstown village/neighbourhood centre which includes a Lidl and other commercial/community services and is also approximately 1km southeast of Hazelwood Shopping Centre which has a range of services, amenities and facilities which serves the wider Glanmire area. The site is bound to the north, east and south by residential, to the west by John O'Callaghan Park. The Sarsfield GAA Club is also situated immediately to the north.

DESCRIPTION

The property comprises a regular shaped, elevated site which extends to approx. 2.5 acres (1 ha). The eastern side of the property is currently laid out in hard standing and the western side is currently overgrown and includes a former Mill building, which we understand to be a protected structure (**Ref: CO075-003**). The offering also comprises a detached dwelling house, which is in a dilapidated condition due to a historic fire.

The lands benefit from a Right of Way over the adjoining access road which also services the new residential development, immediately to the north. A pedestrian access (currently overgrown) also exists from Brookville Estate.

Ballinglanna Mills & Mill House on 2.5 Acres (1 ha) approx.



All Outlines - Indicative Only

ZONING

In the Cork City Development Plan 2022 the site is zoned:

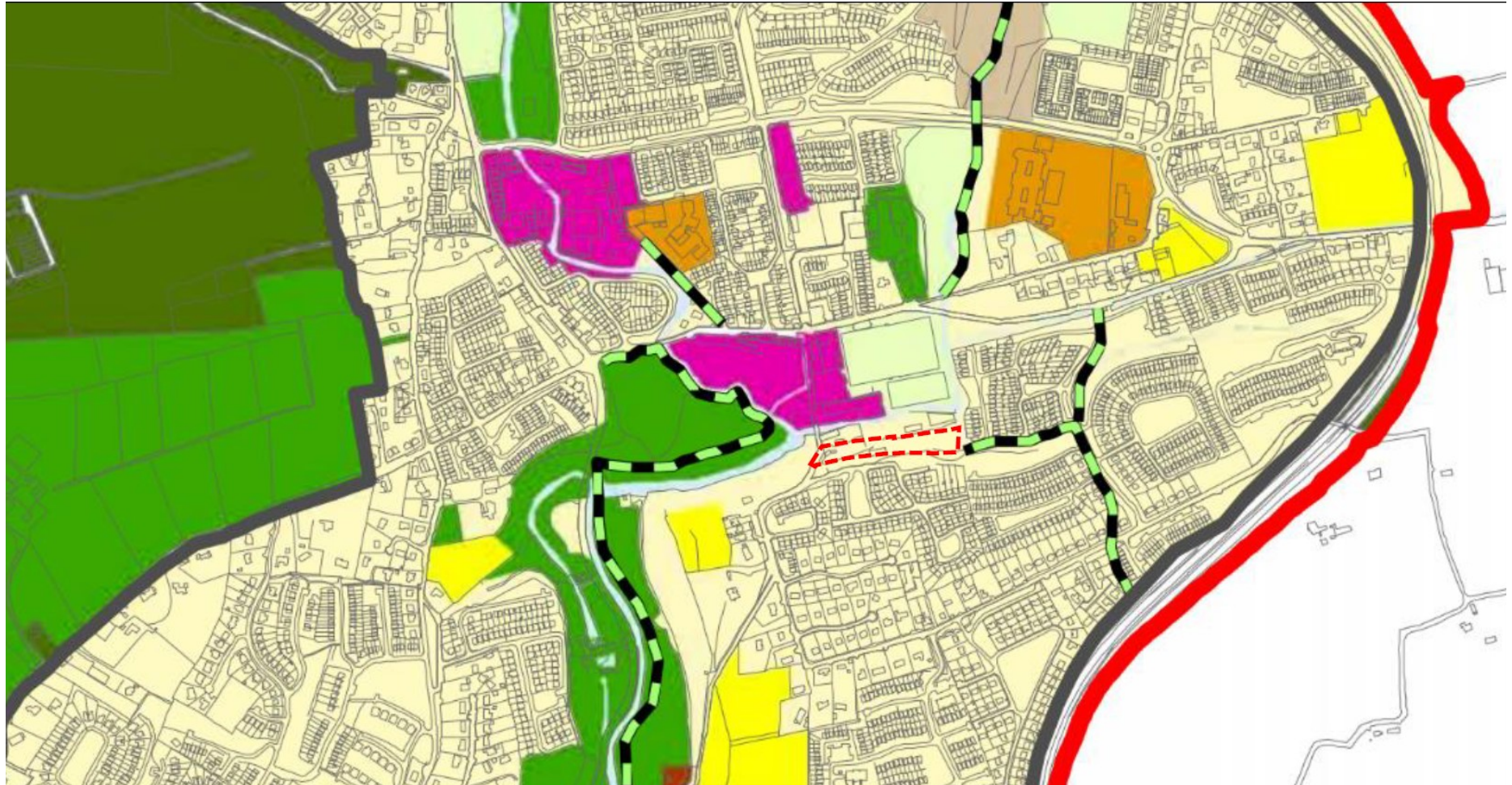
ZO 01 'Sustainable Residential Neighbourhoods'

Where the following objective applies:

ZO 01 – "To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses".



LOCATION MAP WITH SITE INDICATED BY DASHED RED LINE (Guidance Only)



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