

FOR SALE BY PRIVATE TREATY

Crèche at Rose House

Rose Hill, Mallow



savills

Highlights:



Extends to 0.34 of
a hectare which is
0.94 acres



Planning
permission for a 72
child creche



13 onsite car
parking spaces



Benefits from a
large outside play
area



Overview

Mallow is situated in the centre of Munster occupying a pivotal position between Ireland's second largest city, Cork and third largest city, Limerick.

Affectionately known as the Crossroads of Munster, Mallow is a thriving town that is well serviced by public transport with a regular service to both Cork and Dublin. Mallow serves a very large rural hinterland and is the primary commercial market town in North Cork. Renowned for its picturesque landscapes and vibrant community spirit, Mallow offers the perfect blend of rural tranquillity and urban convenience.

Mallow has a catchment area of approximately 50,000 persons, with the town having a population of approximately 12,000 persons. There is a strong retail offering in the town in the form of local shops and the larger retail operators such as Dunnes Stores, Supervalu, Tesco, Aldi and Lidl. Dominant occupiers in Mallow include Majestic Business Park, Lyonara Cold Store, Mallow Primary Health Centre and Quartertown Industrial Estate. High profile employers including Dairygold, Kostal Ireland, EPS Group, Munster Tool Co, Blackwater Engineering and Barry Group are based within the town.

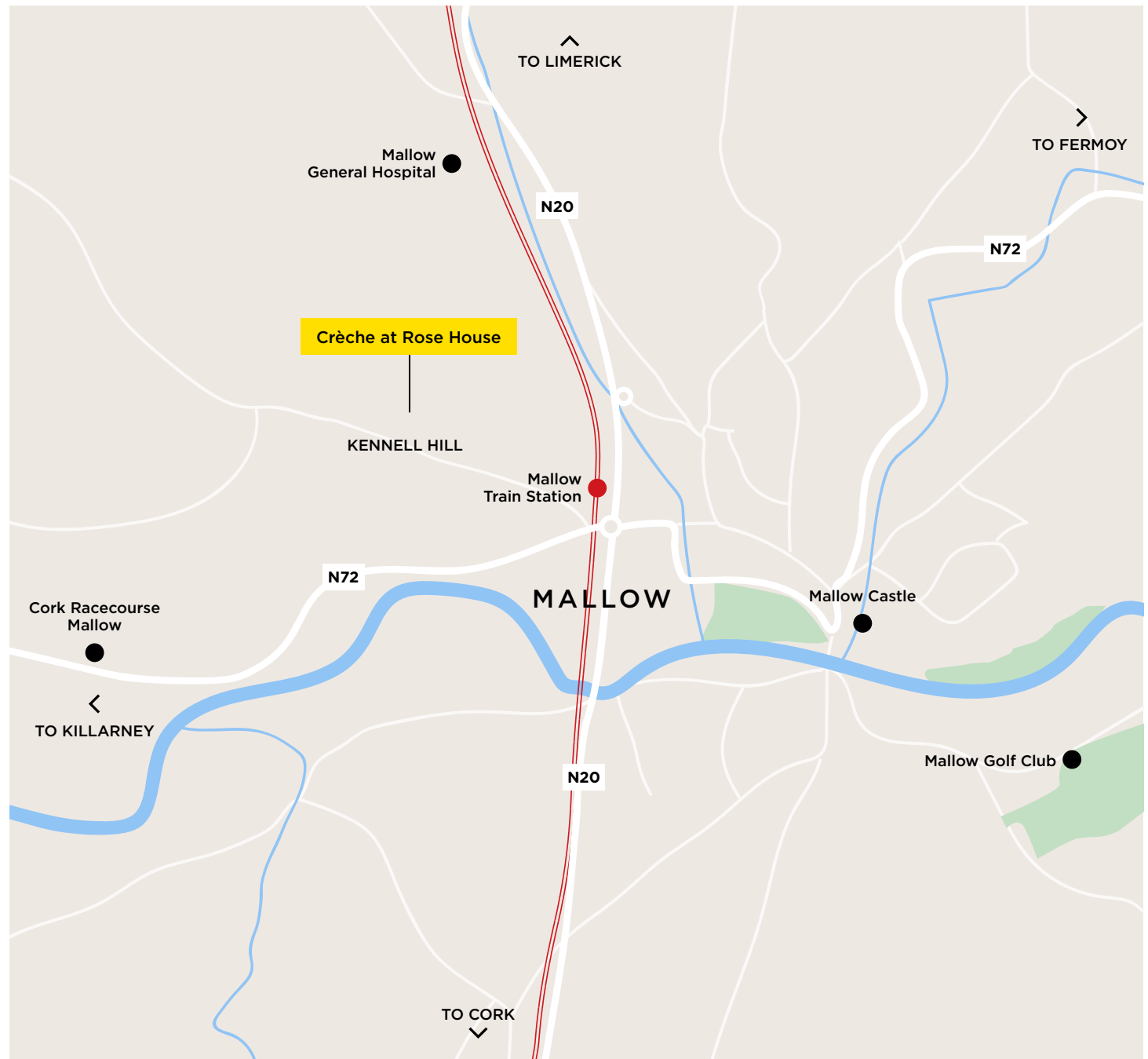


Location

The subject property forms part of the Rose Hill Development which is a housing development on the west side of Mallow, comprising of 73 homes in the initial phase with full planning permission for a further 299 homes granted as part of the SHD process.

Phase one of Rose Hill comprises 763 homes with large central green areas landscaping and the above-mentioned crèche.

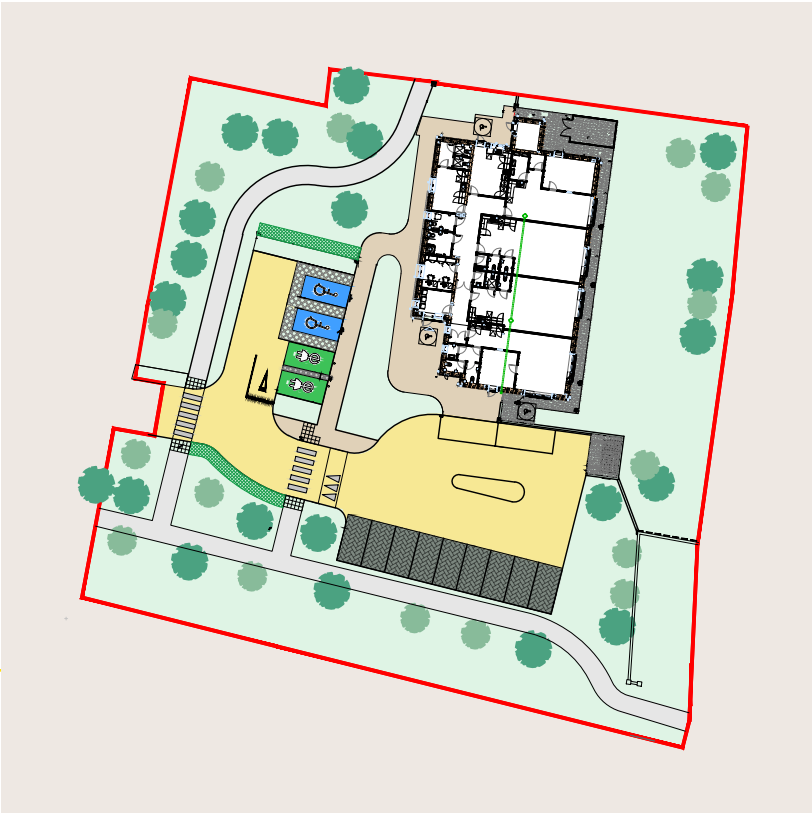
The crèche is located on the southern east corner fronting the N72, Killarney Road. The development is strategically located with Mallow Town and Mallow Train station a short walk. In addition to the ease of access to the N20 Cork to Limerick Road.



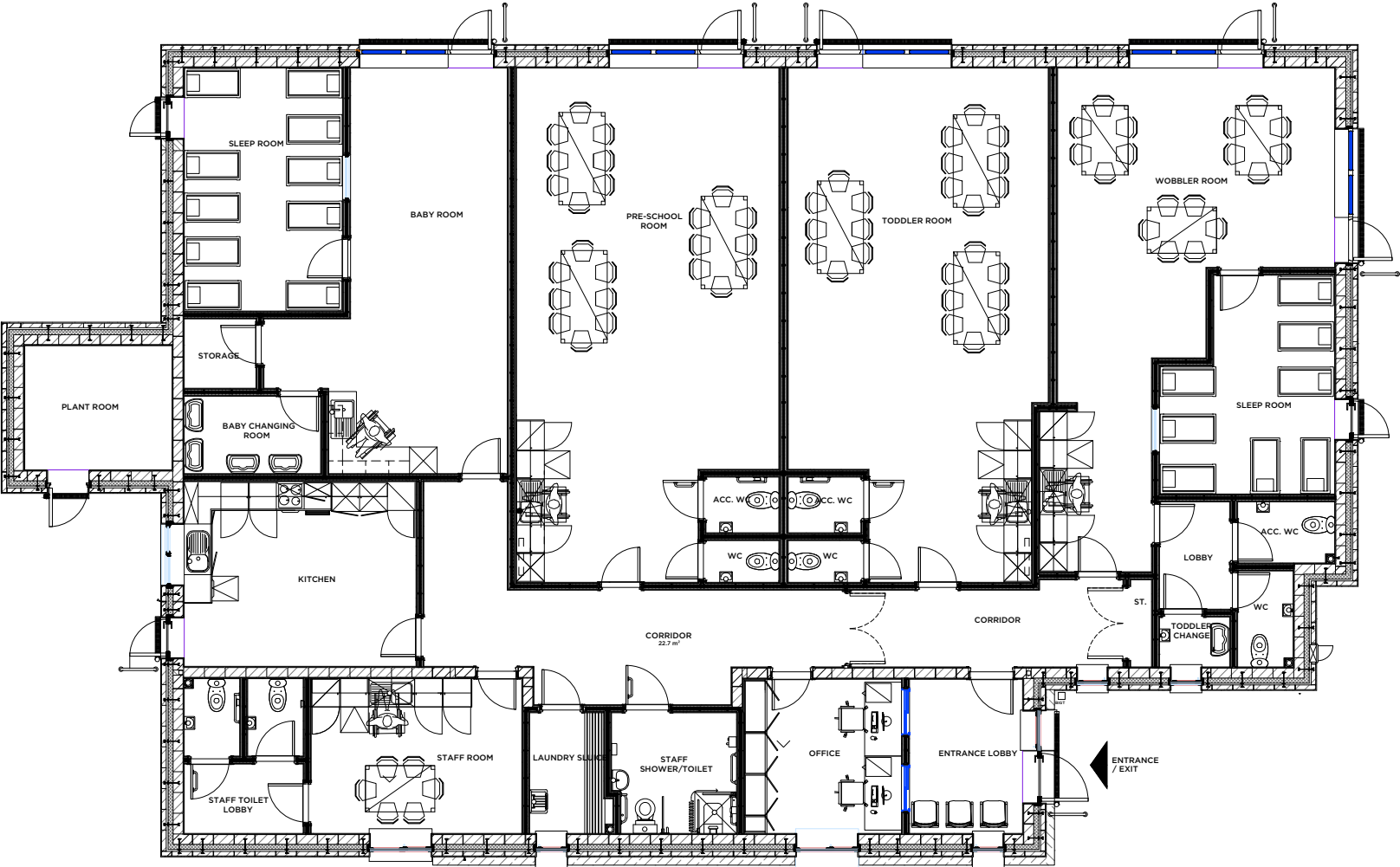
Description

The crèche site extends to 0.34 of a hectare which is 0.94 acres with planning permission for a 72 child crèche measuring a gross floor area of 4,583 sq ft.

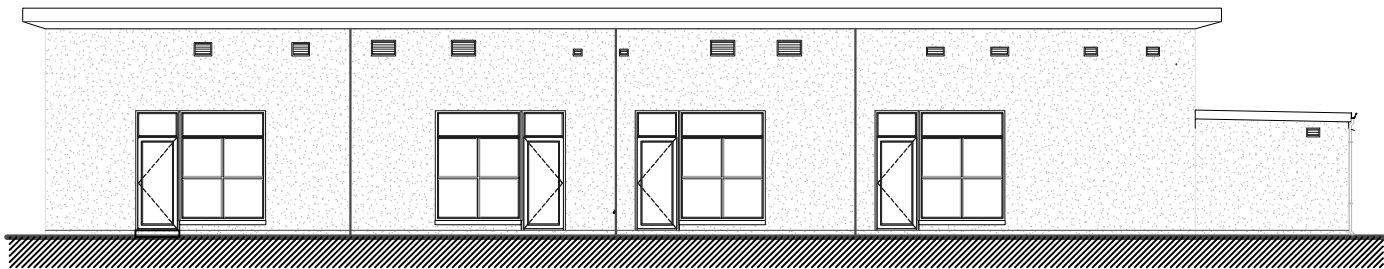
in addition there are 13 car parking spaces: 5 are for staff, 8 for children (2 of which are disabled, 2 EV and 2 drop off points). The property also benefits from a large outside play area along with landscaping to the front and pedestrian access from Rose Hill.



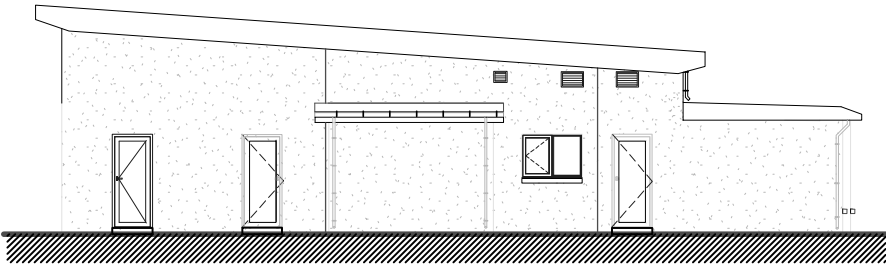
Ground Floor Plan



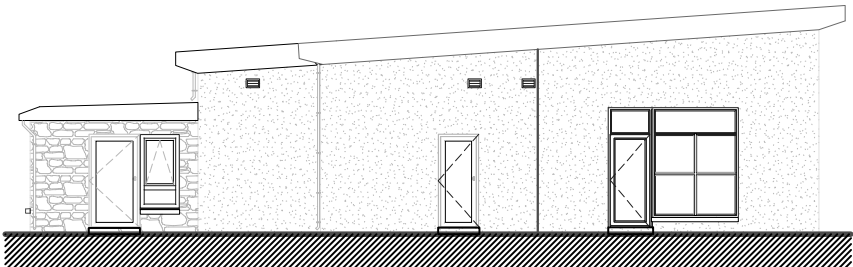
Elevations



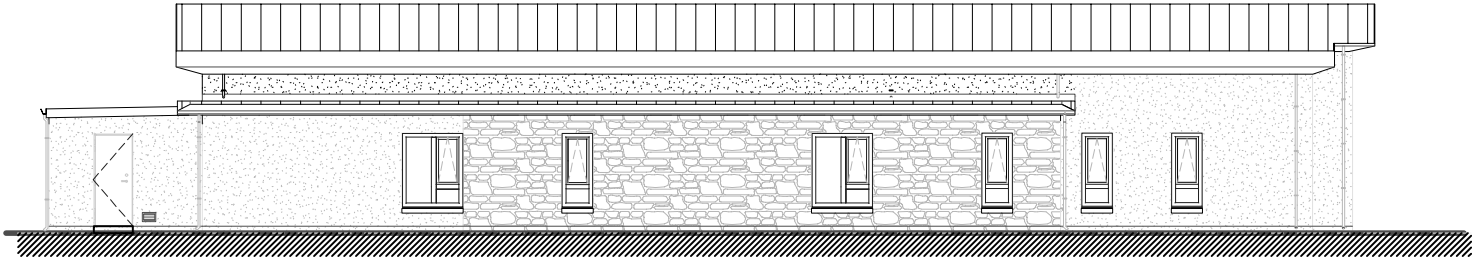
PROPOSED EAST ELEVATION (REAR)



PROPOSED NORTH ELEVATION (SIDE)



PROPOSED SOUTH ELEVATION (SIDE)



PROPOSED WEST ELEVATION (FRONT)

Further Information

TITLE

Freehold

GUIDE PRICE

On application

CONTACT

For further information please contact:



Savills Cork
Penrose House,
Penrose Dock,
Cork, T23 V38E

savills.ie

PSRA Licence No. 002233

Peter O'Meara

peter.omeara@savills.ie
+353 21 490 6114

Lia Dennehy

lia.dennehy@savills.ie
+353 21 490 6122

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