

FOR SALE BY PRIVATE TREATY

Site at West End

Mallow, Co. Cork

High profile development opportunity with F.P.P for 25 residential units
0.716 ha (1.77 ac)





Full planning permission in place for 25 residential units to include the redevelopment of two period properties.



The subject property forms part of the larger West End development which includes the recently completed Lidl supermarket and Co-Op Superstore.



The site extends to about 0.716 hectares (1.77 acres).



High profile site with extensive frontage to the N72 (Mallow to Killarney road).



Excellent location within a 5 minute walk of Mallow Train Station.



Walking distance of Main Street, Mallow Town Park and all local amenities.

Location

The subject property is located within walking distance of Mallow town centre.

It forms part of the larger West End development which includes the recently completed Lidl supermarket and existing Co-Op Superstore. The property has extensive frontage to the N72 (Mallow to Killarney road) and is located a few minutes drive from the N20 (Mallow to Cork road).

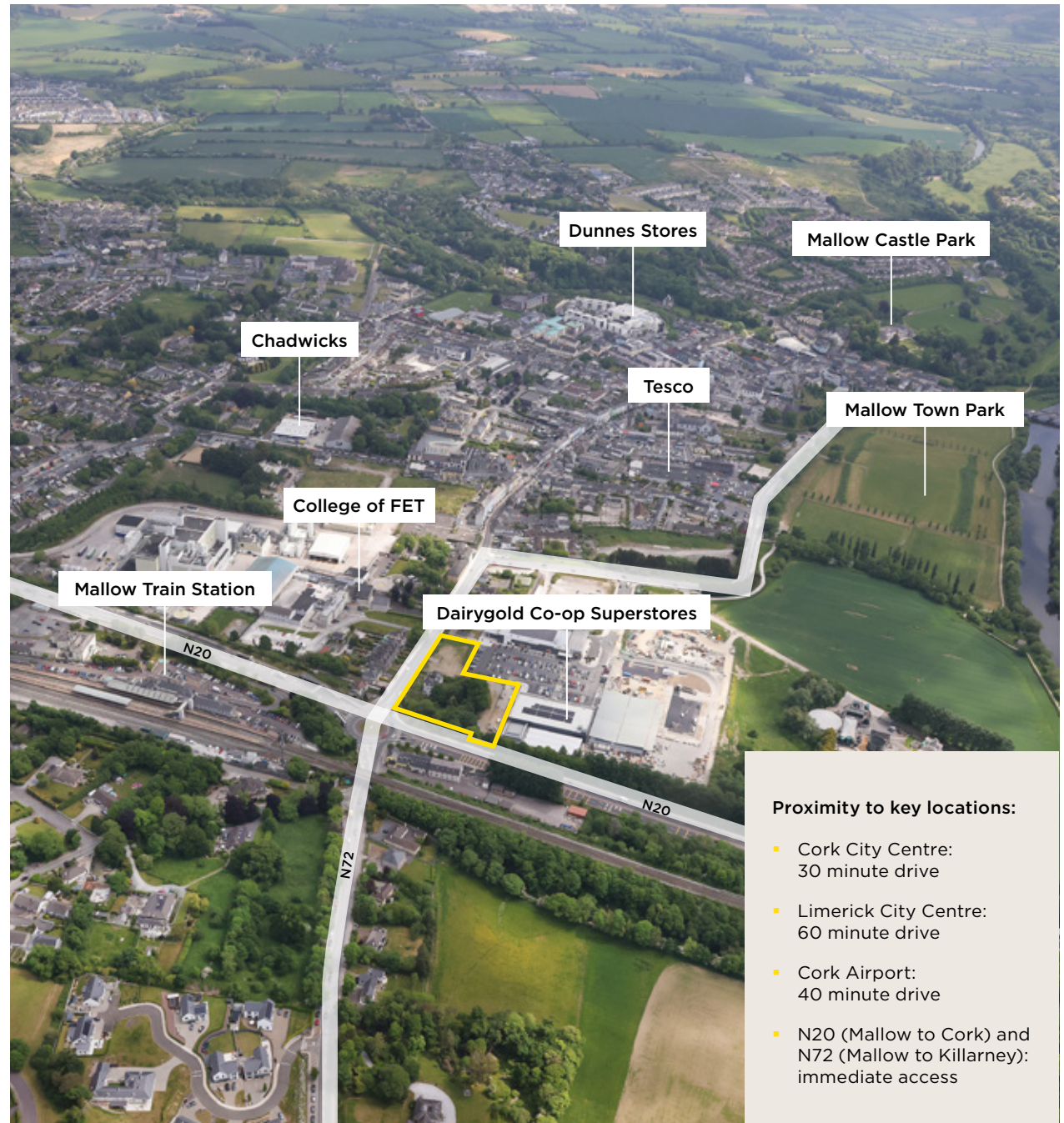
Mallow is situated in the centre of Munster occupying a pivotal position between Ireland's second largest city, Cork and third largest city, Limerick.

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.

EMPLOYMENT BASE

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 Supervalu, Dunnes Stores, Tesco, Aldi and Lidl.

Dominant occupiers in Mallow include Majestic Business Park, Lyonara Cold Store, Mallow Primary Health Centre and Quarters town Industrial Estate. High profile employers including Dairygold, Kostal Ireland, EPS Group, Munster Tool Co, Blackwater Engineering and Barry Group are based within the town, covering a broad mix of employment sectors to include Agri, Engineering, Distribution, Manufacturing and Retail.



Proximity to key locations:

- Cork City Centre: 30 minute drive
- Limerick City Centre: 60 minute drive
- Cork Airport: 40 minute drive
- N20 (Mallow to Cork) and N72 (Mallow to Killarney): immediate access

The Site

The high profile development site extends to about 0.715 ha (1.77 acres) and has the benefit of full planning permission for development of 25 residential units in total comprising of the following:

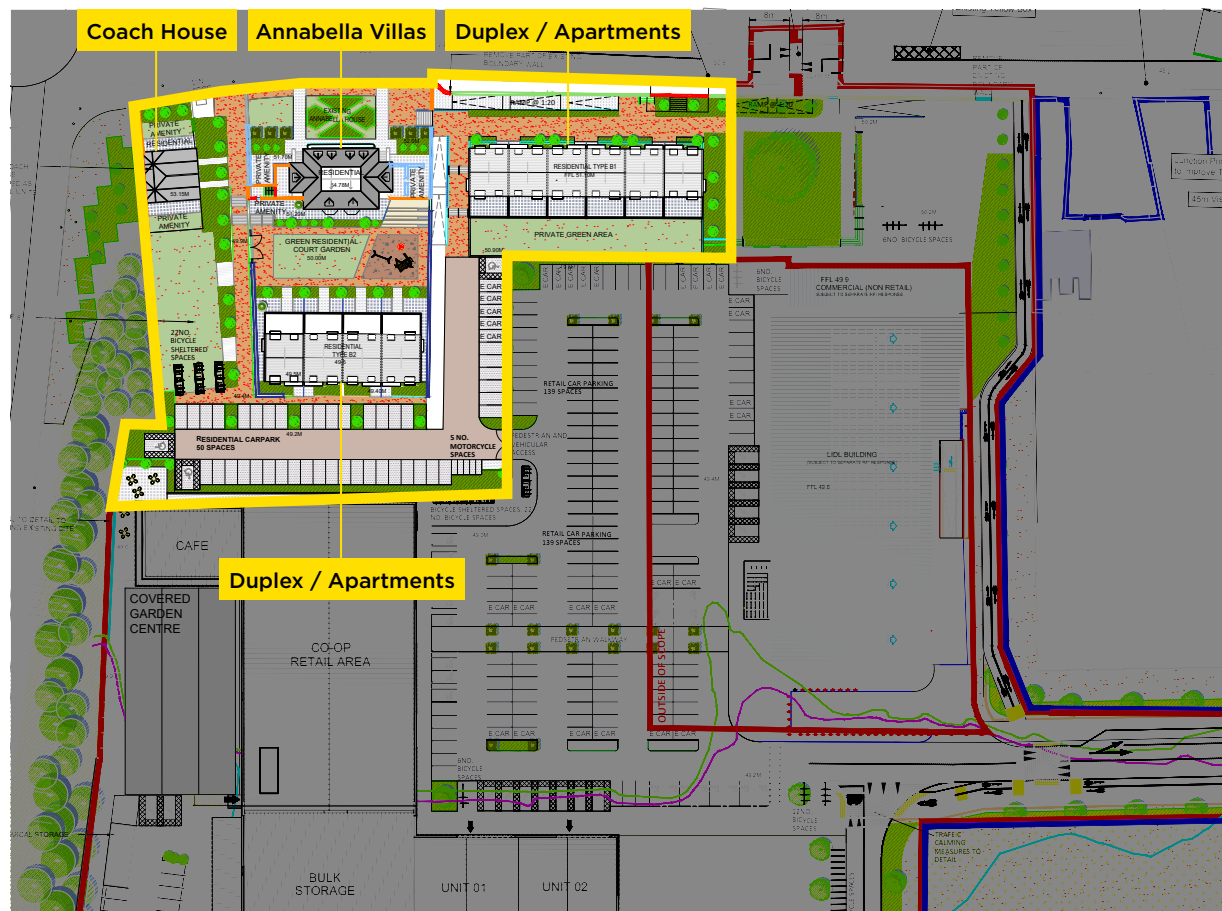
- 10 no. two bed ground floor apartments
- 10 no. three bed duplex units
- Coach House
 - 2 no. two bed semi-detached houses
- Annabella Villas
 - 1 no. two bed apartment
 - 2 no. three bed + study triplex

The site comprises two period buildings, namely Annabella Villas and the Coach House situated along the northern and western boundary. The topography is generally level throughout with vehicular access through the newly developed West End retail scheme. Pedestrian access is also available at the northern boundary out on to the N72.



Planning Permission

The subject lands have full planning permission for the development of 25 residential units. Planning permission was granted on 30/08/2021 (planning reference 20/04925).



Schedule of accommodation

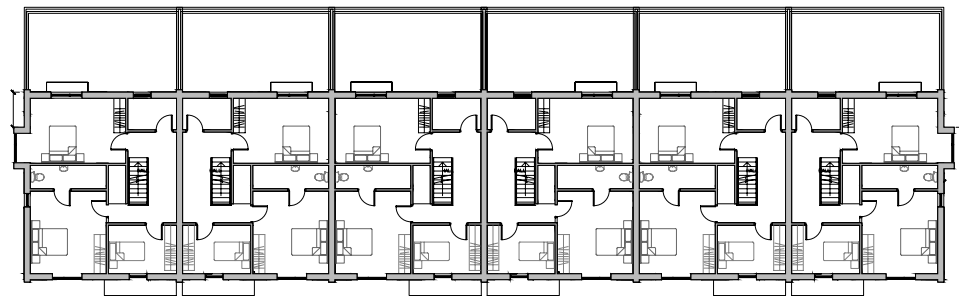
Unit Type	Beds	Description	Storey	No. of Units	Unit (Sq. M)	Unit (Sq. Ft.)
B1/B2	2	Ground Floor Apt	3	10	88	947
B1/B3	3	Duplex	3	10	130	1,399
Annabella Villas						
AV	2	Lower Ground Floor Apt	4	1	165	1,776
AV	3	Triplex	4	2	190	2,045
Coach House						
CH	2	Semi-Detached	2	2	86	926
Totals				25		

CGIs

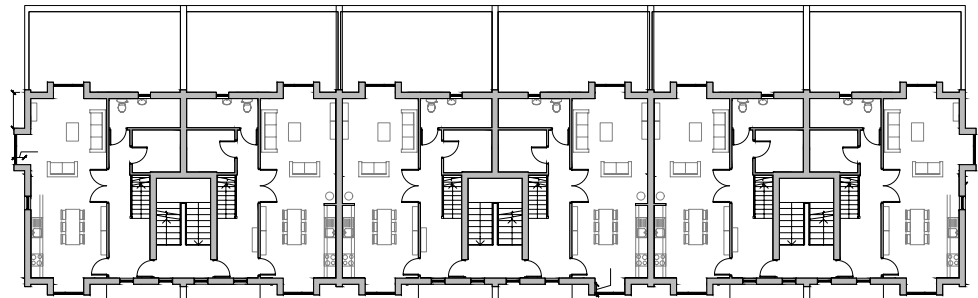


Floor plans

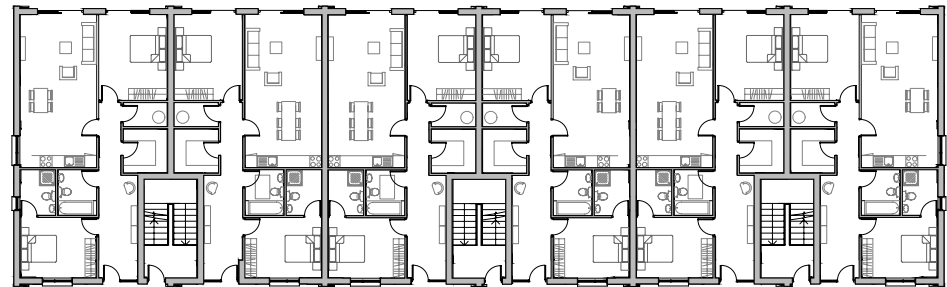
Typical Second Floor Plan



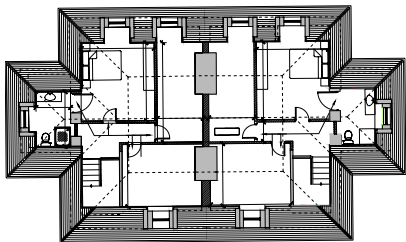
Typical First Floor Plan



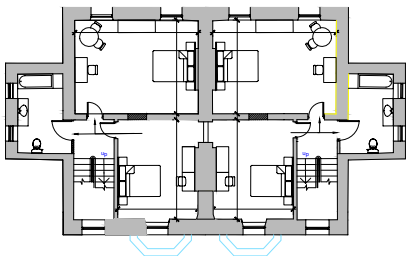
Typical Ground Floor Plan



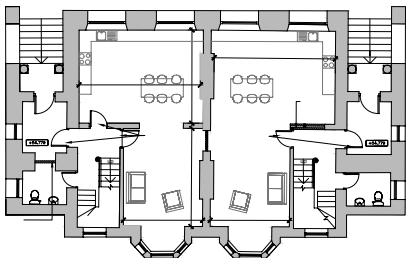
Second Floor Plan



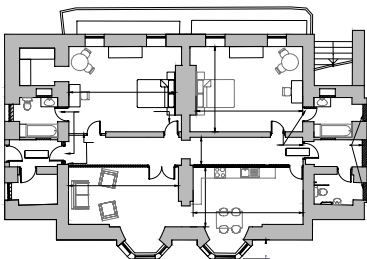
First Floor Plan



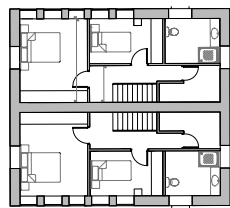
Ground Floor Plan



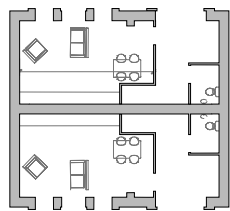
Lower Ground Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan



COACH HOUSE

APT & DUPLEX

ANNABELLA VILLAS

Further Information

METHOD OF SALE

The sales process is by way of Private Treaty.

PRICE

On Application.

TITLE

Freehold.

SOLE SELLING AGENTS



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

savills.ie

PSRA Licence No. 002233

ADDITIONAL INFORMATION

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including architectural, engineering, landscaping and planning details.

SERVICES

All services are immediately available and are in close proximity to the subject lands.

CONTACT

For further information please contact:

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