



PROPOSALS INVITED

**PRIME
DEVELOPMENT SITE**

2.4 Acres Approx,
Clonakilty,
Co. Cork

PROPERTY HIGHLIGHTS



Proposals Invited for an excellent development opportunity situated on the western outskirts of Clonakilty 1km from the town centre.



Strong commercial profile with substantial frontage to Park Road / N71 (Clonakilty/ Skibbereen Roadway).



The property benefits from good access potential, large volumes of passing vehicular traffic and has scope for a variety of uses.

Fantastic development opportunity on a high-profile site



The site will extend to approximately 2.4 acres and form part of a larger Tesco owned site to be developed.



Zoned as a Special Policy Area (CK-X-01) to provide for a Mixed-Use Development including retail (primarily convenience retailing), enterprise and technology uses.



The site will be sold subject to planning. The planning application will be included as part of a master planning permission for the entire 6.37 acres.



LOCATION

Clonakilty is situated 50 km approx. south west of Cork City on the N71 and is the regarded as the Gateway to West Cork. The town has a current population of 4,950 persons approx. and performs an important employment, service, social and tourism function. The subject property is situated at the western end of Clonakilty, 1 km from the Town Centre.

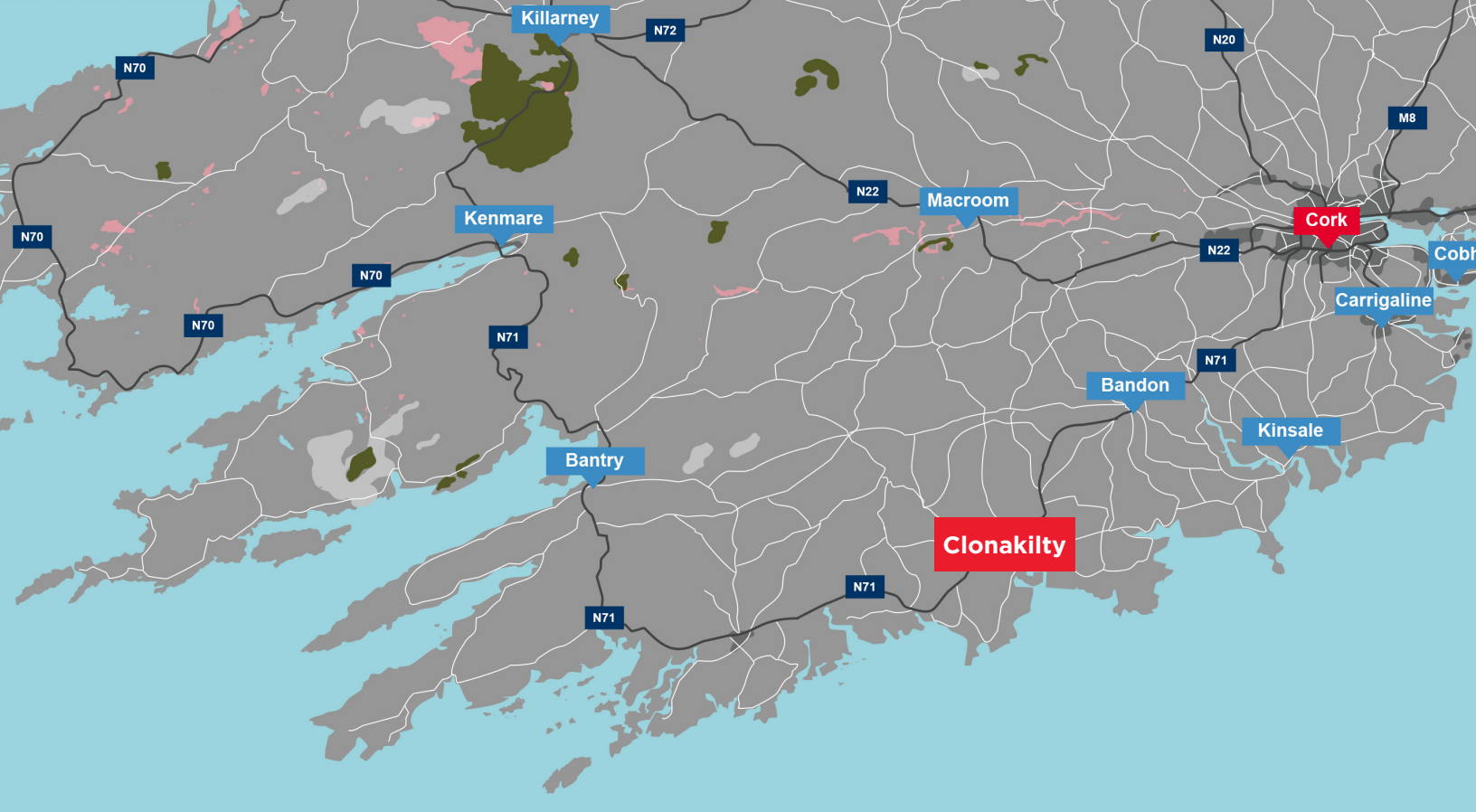
LOCAL AMENITIES

- Clonakilty Park Hotel
- Clogheen Industrial Park
- West Cork Business and Technology Park
- Clonakilty Showgrounds
- The West Cork Model Railway Village

DESCRIPTION

The site will extend approximately 2.4 acres approx. and forms part of a larger site of 6.37 acre site. The subject site will most likely be the western portion of the overall site but consideration will be given on all site location proposals.

The entire lands comprise a broadly wedge-shaped parcel of lands, the majority of which are laid out in green field lands together with an unoccupied house (in need of complete refurbishment and repair). The lands have 260m approx. frontage to the Park Road (N71) and return frontage to the Clogheen industrial park roadway.



PLANNING / ZONING

The site will be sold subject to planning. The planning application will be included as part of a master planning permission for the entire 6.37 acres. Under the Cork County Development plan 2022 the lands are zoned as a Special Policy Area (CK-X-01) to provide for a Mixed-Use Development including retail (primarily convenience retailing), enterprise and technology uses.

BER

BER Exempt

TITLE

Freehold

VIEWING

On Application

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