

DEVELOPMENT LANDS AT

FERNHILL

CARRIGALINE, CORK

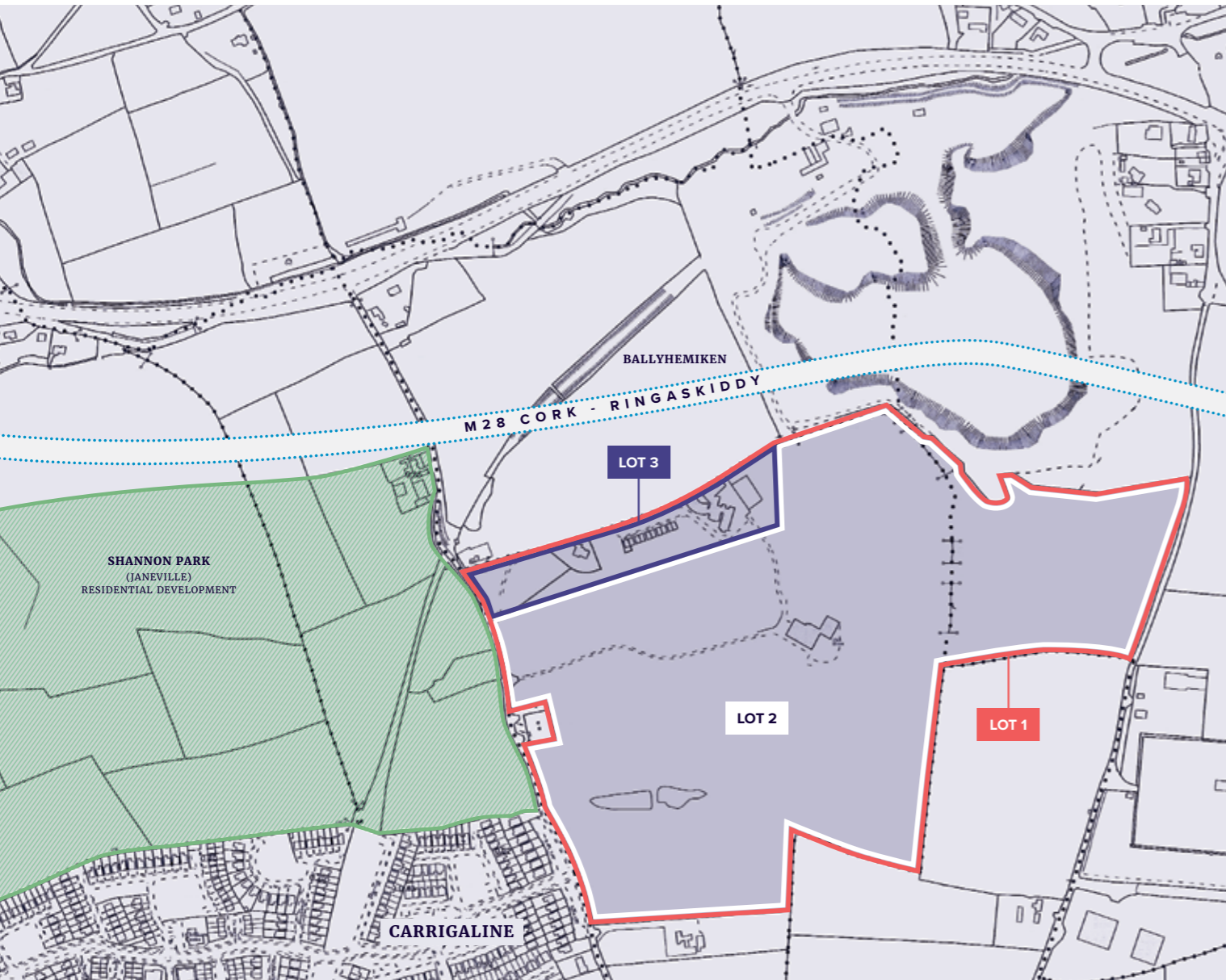


**A SUBSTANTIAL
DEVELOPMENT OPPORTUNITY**

80 ACRES / 32.38 HA

FOR SALE

BER C3 D1



The sale comprises 80 Acres / 32.38 Ha in total and offered for sale in 1 or more lots.

A strategic sale of high quality development land located in the established south suburb of Carrigaline and next to the important employment hub of Ringaskiddy.

Lot 1 The Entire

Lot 2 comprises development lands extending to 71.5 Acres / 30 Ha approx. The lands are poised for residential development given their prime location immediately adjacent to the 800 unit Janeville development and the established

Hérons Wood housing estate. These lands have been strategically identified by Cork County Council as an important extension of Carrigaline town in 2022-2028 Cork County Development Plan.

Lot 3 comprises the 38-bed Fernhill Hotel, ten x 3-bedroom semi detached residences and Liscurra, a 3-bed detached residence. Collectively, these residential properties are set out over 8.5 Acres / 3.4 Ha. These properties benefit from independent access from Lot 1.





For guidance purposes, not to scale.

LOCATION

Carrigaline is home to approximately 20,000 persons and is a well-established Cork suburb providing a wide range of shopping, leisure, medical, educational and convenience services.

The lands are strategically located off the N28, immediately adjacent to Astra Construction's highly successful Janeville development which will provide 800 new homes over a number of years, approximately 450 units have been completed to date. The extensive 650 unit Herons Wood housing estate is also neighbouring the subject property.

The lands benefit from access from the N28 Cork to Ringaskiddy road network. This road network is being upgraded to provide the M28 motorway linking the N40 South Ring Road and Ringaskiddy. The works to deliver this road upgrade has commenced and the improved

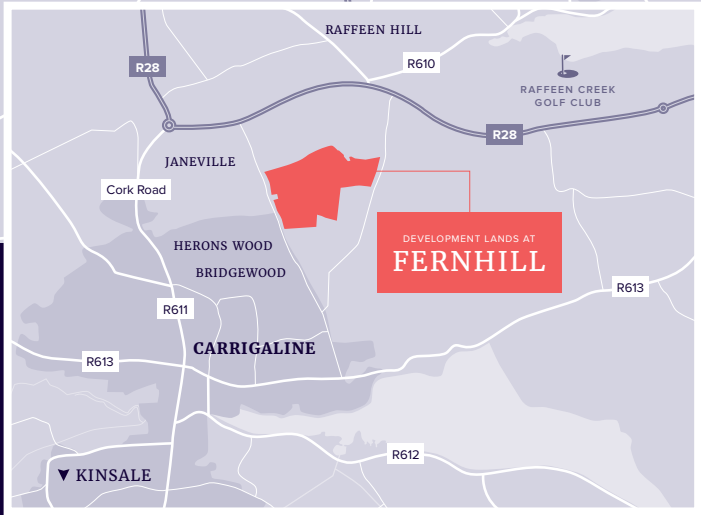
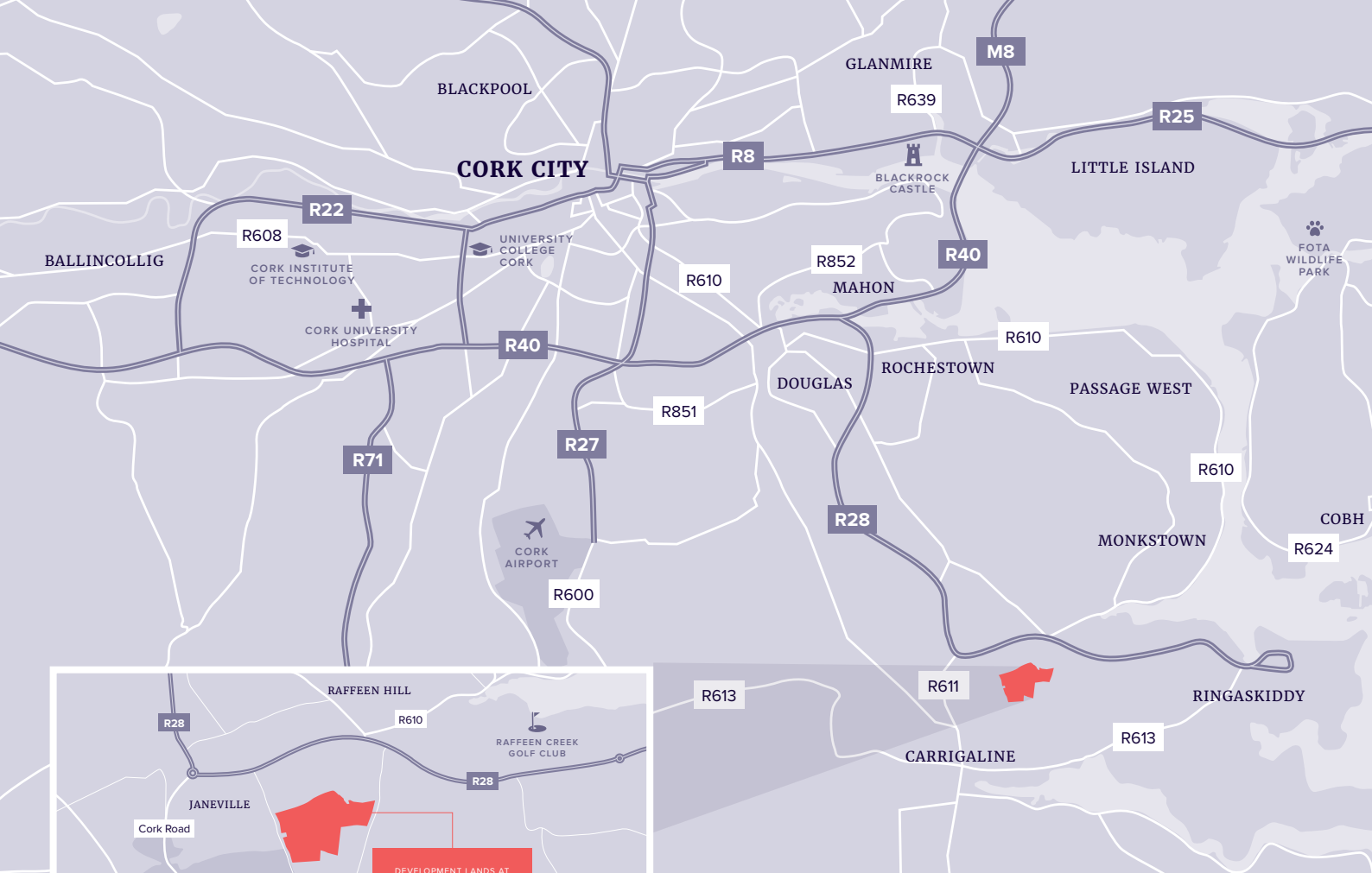
connectivity will deliver an important catalyst for economic development in the region. The M28 is located immediately north of the subject lands and a slip road access will be located at the eastern boundary of the property.

Along with multi-national pharmaceutical employers such as Johnson & Johnson, Thermo Fisher and Pfizer, the Port of Cork's new €86 million container terminal has secured Cork as new gateway for international trade. Cork Airport, Cork City Centre, Little Island, Kinsale and the M8 Cork to Dublin motorway are all located within a short commute of the Fernhill lands.

ZONING

Under the Cork County Development Plan 2022 - 2028 the subject lands are identified within the Fernhill Urban Expansion Special Policy Area (CL-X-01). This zoning provides for the development of an integrated mix use development including lands identified for Residential / Residential Reserve, High Technology Campus, Business and Recreational/Amenity Uses.

The site has future potential for large scale residential (previously indicated at in excess of 500 units) and mixed use development, subject to planning permission. A master plan will be required ahead of any planning application.



Services

Mains services available; electricity, gas, water and sewer.

Title

We understand that the title to the property is held freehold.

BER

All BER numbers available upon request.



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