

DEVELOPMENT SITES FOR SALE



Opening
Q4 2023



Carrigaline, Co Cork
2.10 Ha (5.21 Acres)
BER Exempt



For Identification purposes only of overall site, plot 2 not part of sale. Please see site plan below for site reference.

Strategically located 2.10 Ha (5.21 Acres) sites within an indicative masterplan for residential and commercial development. Town Centre location adjacent to local amenities including banks, shops & restaurants

Aldi will build Supermarket & Café unit on Site 02 and will also complete a portion of the estate road. Aldi have commenced construction which is due to open before the end of 2023.



Per Indicative Masterplan

- Plot 01 - Drive Thru 0.92 Acres / 0.37 HA
- Plot 02 - Aldi Retail Store 2.02 Acres/ 0.91 HA
- Plot 03 - Residential 0.70 Acres/ 0.28 HA
- Plot 04 - Public Car Park 0.13 Acres / 0.05 HA
- Plot 05 - Mix Use 1.06 Acres / 0.43 HA
- Plot 06 - Mix Use 1.63 Acres / 0.66 HA

Proposed Development

The property which is part of an overall indicative masterplan comprising multiple lots. The proposed development per this plan is as follows:

Site	Proposed Use (per Masterplan)	Area (hectares)	Area (acres)
Site 1	Drive Thru	0.37	0.92
Site 3	Residential	0.28	0.70
Site 5	Commercial and Residential	0.43	1.06
Site 6	Leisure	0.66	1.63
Total Area		1.74	4.31

Sites 03 – 06 (4.29 acres inclusive of Estate Road portion) can be sold as a single Lot and the purchaser may reposition the Cycleway/Public Car Park within the scheme, with the consent of the Council.

Site Details



Zoning

Zoned Town Centre as per the Cork County Development Plan 2022 – 2028 to provide for mixed uses including residential, commercial, retail, theatre, community facilities, offices, restaurant, café.



Location

Prime town centre location adjacent to Main Street Carrigaline and the recently opened Western Relief Road which offers direct access to the subject lands. Carrigaline has a population of approximately 16,000 people and is close to several major employment hubs and Cork City. Its a vibrant town and popular shopping location servicing a wide catchment area.



Size

2.10 Ha (5.21 Acres)



Services

Aldi, Carrigaline Court Hotel, Dairygold Co Op Superstore, Carrigaline Primary Care Centre



Employment

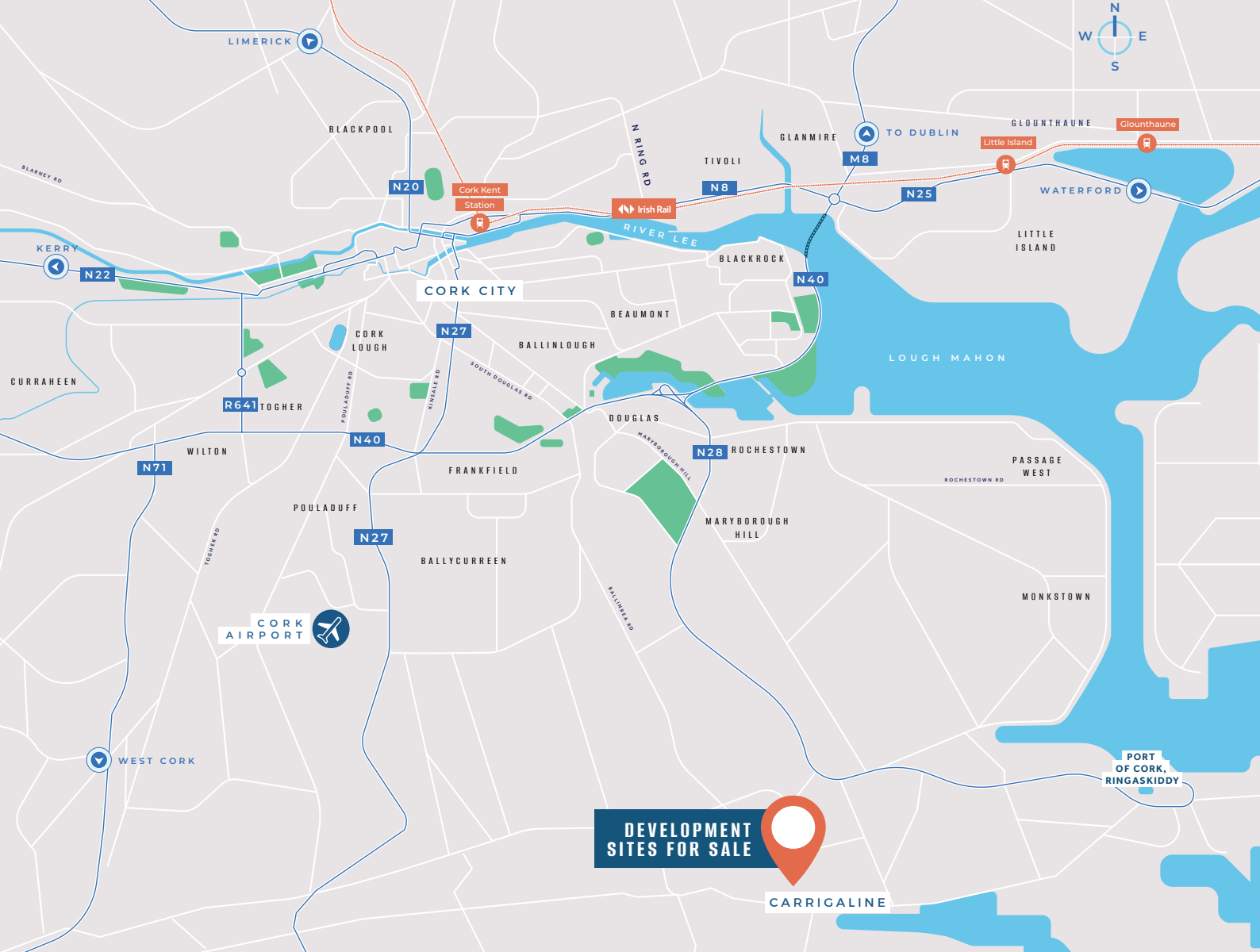
Pfizer, Janssen, Biomarin, Novartis, Recordati, Thermo Fisher, Hovione, DePuy and Pepsi



Recreation

Raffeen Creek Golf Club, Royal Cork Yacht Club, Carrigaline Tennis Club, Carrigaline GAA Club, Currabinny Forest Trail, Carrigaline Castle

Carrigaline is a large commuter town with a wide range of shopping, leisure, medical, educational & convenience services



Dataroom

Access to the dataroom will be granted to interested parties on acceptance of a non-disclosure agreement.

See premierdevelopmentcarrigaline.com

Services

Mains service connections

Title

We understand title to the property is held freehold

For Sale

By Private Treaty

Price & Viewings

Available upon request

BER

Exempt

Contact



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