

FOR SALE

PRIME DEVELOPMENT LAND



Outline for illustration purposes only

4.5 ACRES, CARRIGALINE TOWN CENTRE,
CARRIGALINE, CO. CORK.



KEY DETAILS

4.5 Acres of Development Land with full planning for a Mixed-Use Scheme



SITE

4.5 acre prime development site located in the heart of Carrigaline Town Centre.



PLANNING

Full planning permission achieved for a significant multi-unit mixed use development.



LOCATION

Key town centre location and sought-after residential/commercial area.



SALE

Available in one Lot.



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LOCATION & HIGHLIGHTS

Carrigaline is a large vibrant town and popular shopping location servicing a wide catchment area. The commuter town has a wide range of shopping, leisure, medical, educational & convenience services. The site has a prime town centre location adjacent to Main Street Carrigaline and the new Pottery Road.

- Key town centre location and sought-after residential/commercial area.
- Planning achieved for significant multi-unit mixed use development.
- Prime town centre location within walking distance of Carrigaline's shops, schools, sporting facilities and local amenities.
- Attractive land holding and lot size which will appeal to a wide range of developers.
- Good local access to national road networks and public transport routes.

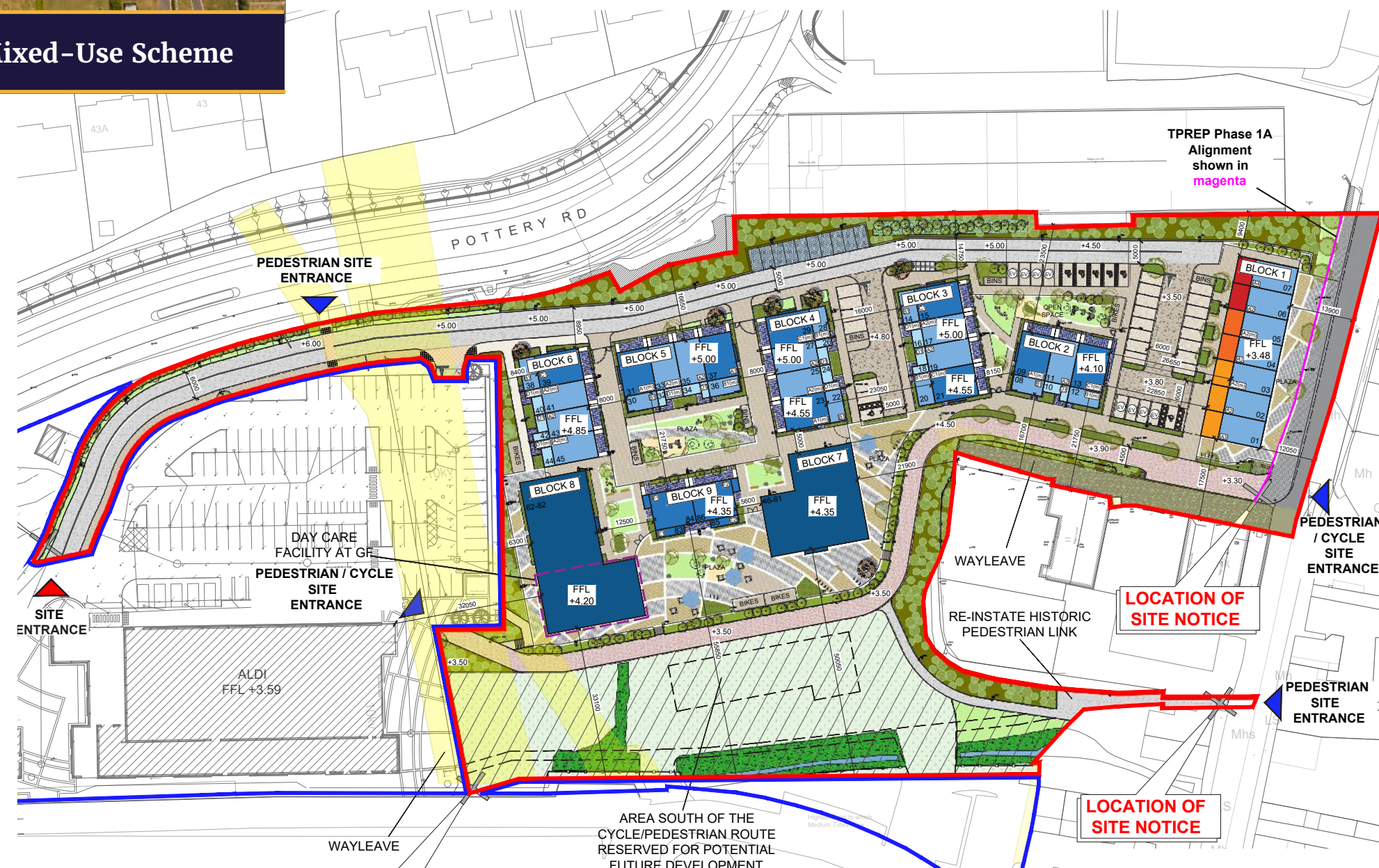
PLANNING & OPPORTUNITY

- 11 no. 3-bedroom duplex units
- 17 no. 2-bedroom duplex units
- 9 no. 2-bedroom own door ground floor apartments
- 12 no. 1-bedroom own door ground floor apartments
- 19 no. 1-bedroom apartments
- 18 no. 2-bedroom apartments
- Part V requirement is provided by 17 units

The planning has also provided for the development of 4 no. ground floor commercial units, proposed in form of a café, gym, hair salon, day care and newsagents.

Permission was also granted for the development of a public plaza, together with the provision of 47 no. car parking spaces and 174 no. bicycle parking spaces. Pedestrian access is also provided as part of the scheme.

In addition to the portion of the site benefitting from full planning permission, there is an adjoining parcel of approximately 1.5 acres. This land is currently used in part as an overflow car parking facility by the adjoining occupier.





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SERVICES

Mains services connected.

TITLE

We understand title to the property is held freehold.

FOR SALE

By Private Treaty.

PRICE & VIEWINGS

Strictly by appointment.

BER

Exempt.

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