

The Cottage, Kinsale Road, Cork.



SUPERB DEVELOPMENT SITE PROPOSALS INVITED

AMV: €850,000

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

ERA Downey McCarthy are delighted to present to the market this superb site with development potential subject to planning permission. This is an excellent high profile strategically located site at the Kinsale Road roundabout and will have appeal to a wide variety of potential users. The Viaduct to City greenway which is proposed to run immediately adjoining the northern boundary. The site has excellent connectivity to the N27 and N40 motorways. Cork City (3.9KM) and Cork Airport (4.7KM) are both a short commute. The opportunity offers purchasers potential to acquire this superb high profile site in a rapidly expanding and accessible location.

| LOCATION

Situated along the N27 Airport Road, the site benefits from a strategic location adjacent to Cork Airport (4.7km), Cork City centre (3.9km) as well as established employment centres and key transport infrastructure. The site is located at the Kinsale Road roundabout at the junction of the N27 and N40. Cork City Council has outlined plans for the Viaduct to City greenway and the route runs along the old West Cork railway line which directly adjoins the site's northern boundary. Neighbouring occupiers as well as nearby major employers include Hanleys Garden Centre, Lehan Motors Toyota Complex, Cork Airport, Cork Airport Business Park and Musgrave Group. There are a number of detached dwellings which are immediately adjoining to the western perimeter of the site.



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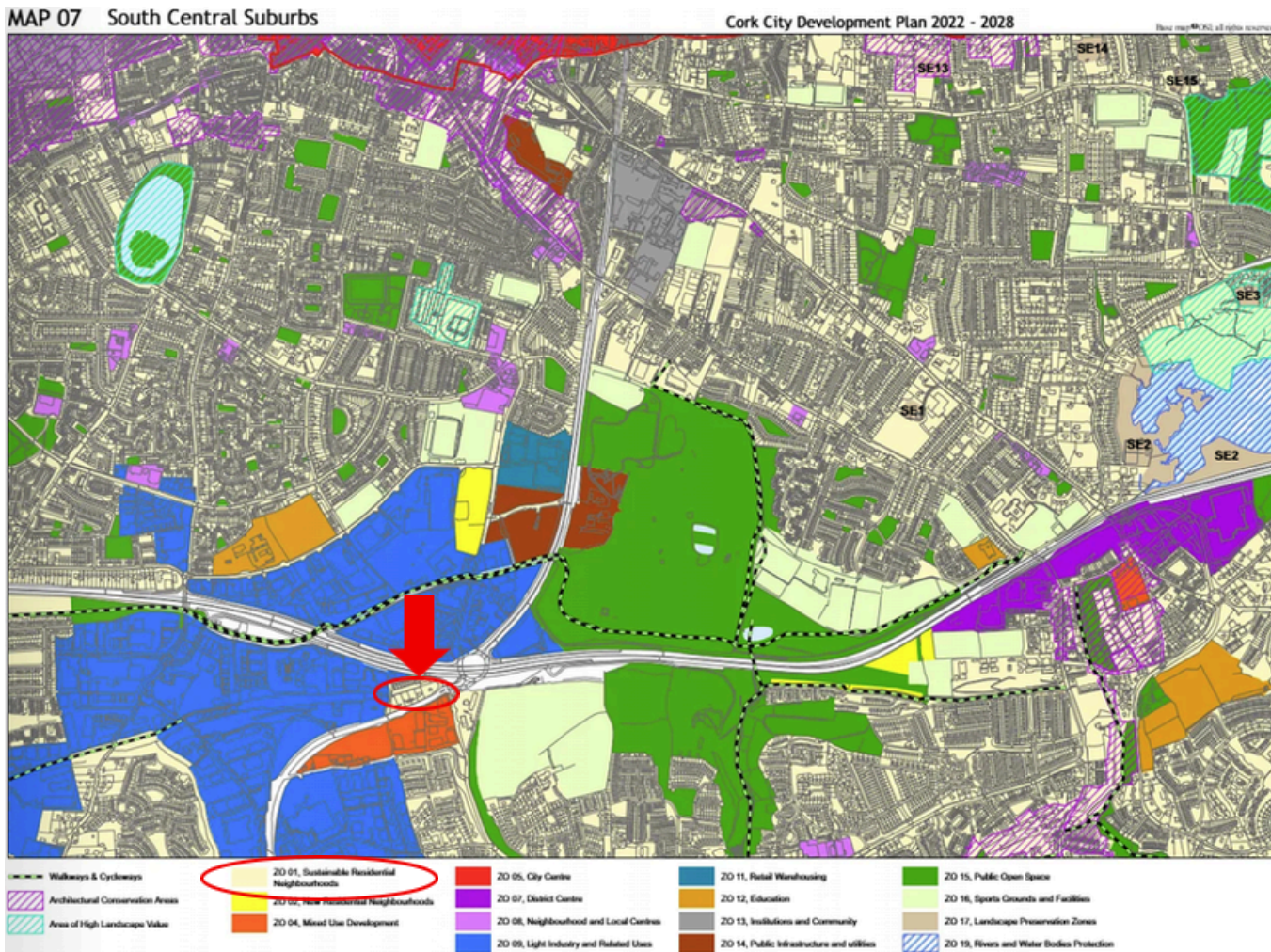
| DESCRIPTION

The site is generally level with clearly defined boundaries and is currently accessed from the Kinsale Road/N27. It has superb profile to both the N27 and N40. The site extends to 0.24ha (0.6acres).

There is currently an unoccupied bungalow on the site which was a former railway cottage.

| TOWN PLANNING

The site is zoned Z0 01 Sustainable Residential Neighbourhood in the Cork City Development Plan 2022-2028.



| TITLE

The site has a marketable freehold title comprised in folios CK30785 and CK158601F.

| FEATURES

- Superb high profile location.
- Excellent connectivity to the road network.
- Proximity to Cork City Centre and Cork Airport.
- Located within an established commercial and employment hub.
- Variety of potential uses subject to pp.
- Freehold title.

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| DIRECTIONS

Eircode: T12 TN30.

| VIEWING DETAILS

Strictly by appointment with sole agents.

| SOLICITOR WITH CARRIAGE OF SALE

Paudie O'Mahony
Babington Clarke & Mooney
48 South Mall
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T12 T954.

| ALL ENQUIRIES TO:

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