

FOR SALE

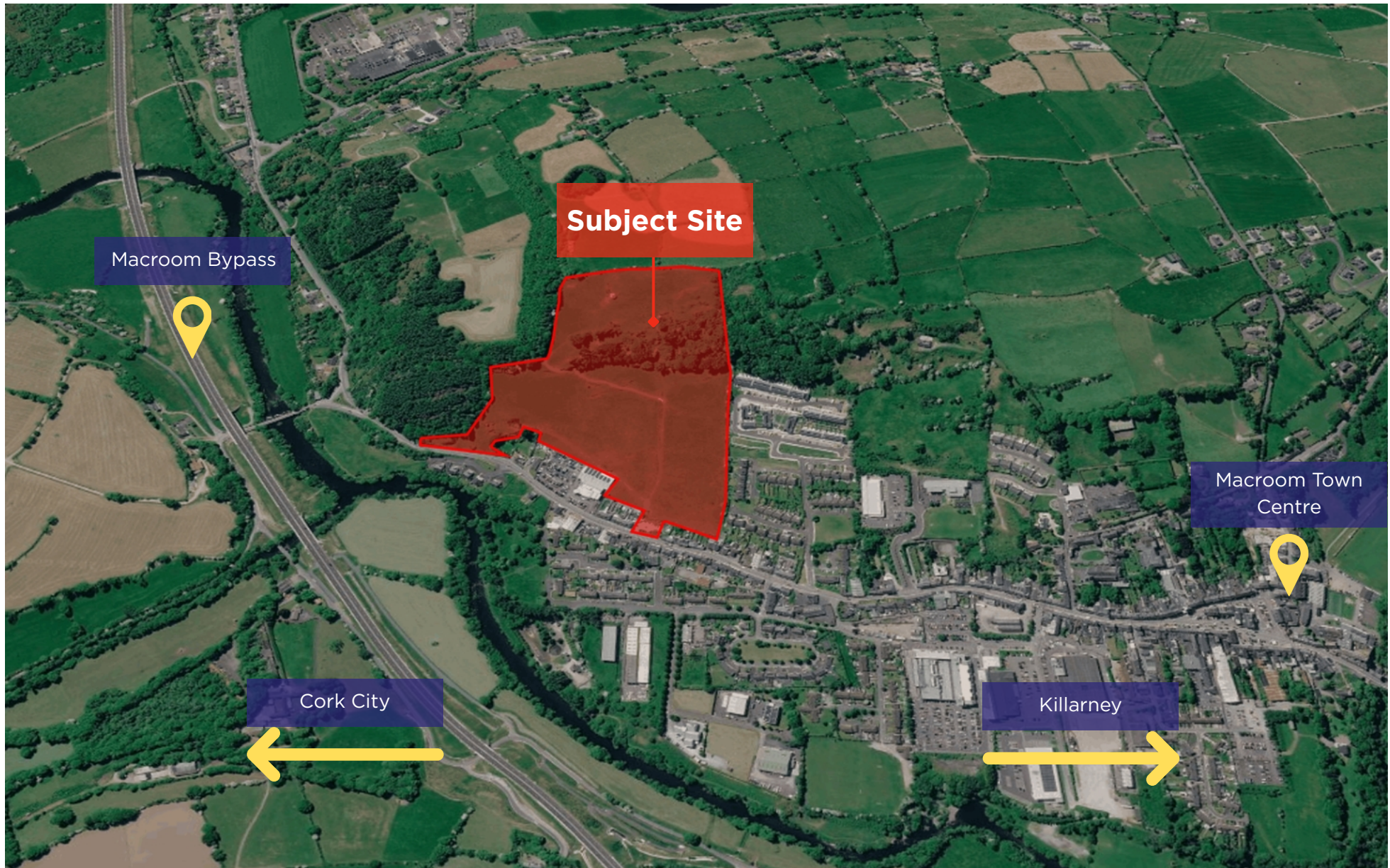
SUPERB SITE WITH DEVELOPMENT POTENTIAL

c.11.74HA (c.29 ACRES)

DEVELOPMENT LAND AT CORK STREET, MACROOM, CO. CORK

ASKING PRICE - €2,750,000 (PLUS VAT IF APPLICABLE)





ERA Downey McCarthy are delighted to present to the market this outstanding development opportunity superbly located on the eastern side of Macroom town.



LOCATION

The lands are located on the eastern outskirts of Macroom and within walking distance of Macroom Town Centre. The N22 bypass provides excellent connectivity to Cork City and Killarney. The mature Oakwood residential development is immediately adjacent to the western boundary while the Macroom Motors Complex is directly adjoining on Cork Street/R618.

Macroom is a thriving market town with a strong farming hinterland. It is located midway between Cork City and Killarney. Macroom is the gateway to Cork's beautiful Lee Valley and is well served by recreational amenities such as an 18 hole parkland golf course, Macroom Castle Demesne and water sports at the Carrig Waterski and Wakeboard Centre. Gearagh Nature Reserve is also popular with birdwatchers and wildlife enthusiasts. Cork City and Killarney are both within a 30 minute commute and there is a regular Bus Eireann service.



DESCRIPTION

The lands are in a single parcel extending to c. 29 acres (c.11.74 ha) and slope gently. c. 10.5 acres (c.4.25 ha) are currently zoned for residential development. A further c. 7.5 acres (c. 3.04 ha) previously zoned agricultural was recently rezoned for residential development. The balance of the lands to c. 11 acres (c.4.45 ha) are currently outside the development boundary. The zoned lands have 2 access points from the R618 with c. 200 meters of road frontage over the 2 access points. The Development Plan provides for a new road and cycle way to traverse the zoned lands from the R618 connecting in to Macroom town, the Oakwood development and St Joseph's primary school.

The lands are currently laid to pasture while the southern and most elevated end of the lands are a mix of woodland and pasture.



TOWN PLANNING & ZONING

Part of the lands extending to c. 10.5 acres are zoned MM-R-O1 Residential in the Cork County Development Plan 2022-2028. This zoning provides for "Medium A Density Residential Development" including provision for an access road through the site from the N22 to existing roads at the western end of the site. The plan also provides for pedestrian and cycle way links to adjoining lands and Cork Street. A further c.7.5 acres (c.3.04ha) is now rezoned for residential development as part of the Section 28 Ministerial Guidelines on National Planning Framework Implementation for housing growth requirements. The balance of the lands are outside the development boundary.



SERVICES

Uisce Eireann is currently upgrading the Macroom Wastewater Treatment Plant and once completed will support the long term growth and development of Macroom. Sufficient wastewater capacity should therefore be available to support development of the lands subject to a formal connection agreement. Uisce Eireann is also upgrading the Macroom Town Centre watermain infrastructure.



TITLE

The lands have a registered freehold title comprised in Folio CK35630.



FEATURES

- Substantial development and agricultural land holding in one or more lots.
 - Superb town centre location.
 - Extensive road frontage with multiple access points for development.
 - N22 bypass provides excellent connectivity to Cork City and Killarney.
 - Entire extends to 29 acres of which c.18 acres are currently zoned for residential development.
 - Services are to hand subject to appropriate connection agreements with utility providers.
 - Free and unencumbered marketable title.
 - Vacant possession.
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ASKING PRICE

€2,750,000 plus VAT if applicable.

VIEWING DETAILS

Viewing is strictly by appointment with sole agents.

ALL ENQUIRIES TO:

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