FOR SALE BY PRIVATE TREATY

Development Opportunity at

MIDDLE GLANMIRE ROAD,
MONTENOTTE, CORK

86 Merrion Square South, Dublin 2, Ireland
01-676 2711
gvadob.ie
Development Opportunity at
MIDDLE GLANMIRE ROAD, MONTENOTTE, CORK

PROPERTY OVERVIEW

• High profile development opportunity of approx. 2.0 hectares (4.95 acres) with development potential for residential use.

• Located only 3km north east of Cork City Centre, close to all amenities in a sought after residential address.

• Situated in a unique setting with exceptional views towards Cork City and the River Lee.

• Zoned ‘Re – Residential, Local Services and Institutional Uses’ in the Cork City Development Plan 2015.

• Approx. 200m road frontage to the Middle Glanmire Road.
LOCATION

The subject lands are located in Montenotte on the south side of Middle Glanmire Road approximately 3km north-east of Cork City Centre.

The lands are situated in a high profile location in a desirable residential address close to the junction of Middle Glanmire Road and Colmcille Avenue and convenient to all amenities and services including a variety of shops, café, restaurants, schools and public transport.

DESCRIPTION

The property comprises a regular shaped site, with a total area of approx. 2.0 hectares (4.95 acres).

The site has approximately 200 metres road frontage to the Middle Glanmire Road with spectacular views overlooking Cork City and the River Lee.

The site is in agricultural use, broadly level in topography with the boundary to the Middle Glanmire Road defined by a stone wall and mature trees.

ZONING

The property is located within an area zoned RE: ‘Residential, Local Services and Institutional Uses’ in the 2015 Cork City Development Plan.

Under the development plan, “the provision and protection of residential uses and residential amenity is a central objective of this zoning, which covers much of the land in the suburban area. Schools, third level education institutes, and major established health facilities are located within this zone and appropriate expansion of these facilities will be acceptable in principle”.

The site is predominantly in residential use with a mix of traditional and modern dwellings in this popular and sought after residential address. The lands adjoin the Woodlands Estate and are convenient to the Cope Foundation facilities and Montenotte Care Choice Retirement Home.
DEVELOPMENT OPPORTUNITY

Having regard to its location and sought after address, the property represents an excellent development opportunity (subject to planning permission) for residential/nursing home use.

A feasibility study has been prepared for information purposes only illustrating the development potential of the lands and a copy is available on request.

TITLE

We understand the property is held in Fee Simple subject to Fee Farm Grant.

SOLICITORS

G J Moloney Solicitors,
City Quarter,
Lapps Quay,
Cork.
Tel: 021-425 4100

SERVICES

We understand that all mains services are available to the property.

PRICE

On application.

CONTACT

For further information or to view please contact;
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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.