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# RINGASKIDDY

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SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY  
WITH F.P.P FOR 15 RESIDENTIAL UNITS



N28

# LOCATION

Ringaskiddy village is located on the western side of Cork Harbour, approximately 16km southeast of Cork city. The subject site is located at the eastern end of the village and is easily accessible via the N28 Cork Road. Carrigaline is 5km west and the town offers a wider choice of amenities. Education is well catered for in terms of pre-school, Gaelscoil, primary and secondary schools and adult education services.

Ringaskiddy is one of the largest employment hubs in the pharmaceuticals sector in the Cork region with over 3,800 employees and some of the world's leading pharmaceutical companies are located there including Novartis, Pfizer, Glaxosmithkline, Janssen, De Puy Synthes, Hovione and Biomarin

It has grown as a centre of marine transport and industrial activity and the Port of Cork has expanded facilities at Ringaskiddy in recent years, offering a passenger ferry service to Roscoff in France and also handling much of the vehicle imports for the southern part of Ireland.

Haulbowline Island, where the Irish Naval Service are located, The National Maritime College of Ireland and the Coastal Marine Research Centre (UCC) are situated to the east of the village. It is intended to upgrade the N28 road from Cork City to Ringaskiddy to a motorway. Planning permission has been granted for the M28 and it is hoped that construction will start in 2024 with completion in 2027.



## DRIVE TIMES

CARRIGALINE	CORK CITY	CORK AIRPORT	CROSSHAVEN
7 minutes	20 minutes	15 minutes	15 minutes

## DESCRIPTION

The property comprises a compact level site extending to approximately 1 acre. This ready-to-go residential development opportunity has full planning permission for 15 townhouses. The proposed M28 Cork to Ringaskiddy motorway scheme will traverse land to the south of the subject property and there is a slip road providing access directly into the proposed development. The new motorway will benefit the subject property when it is completed as it will significantly improve access to Ringaskiddy from Cork City, South Ring road network and the Dublin M8 and Waterford N25 routes.

## THE OPPORTUNITY

The property has full planning permission for 15 townhouses granted in November 2020 under Planning Reference Number 20/4747. The townhouses are proposed to be developed in 3 no. two storey blocks.

- **Block A:** 5 no. two bed townhouses
- **Block B:** 6 no. three bed townhouses
- **Block C:** 3 no. three bed townhouses & 1 no. four bed townhouse

HOUSE TYPE	NO. OF BEDS	DESCRIPTION	AREA SQFT	NO. OF UNITS
A1	4	End Townhouse	1,307	1
B1	3	End Townhouse	1,032	2
B2	3	Mid Townhouse	969	3
B2 (M)	3	Mid Townhouse	969	3
B3	3	End Townhouse	1,059	1
C1	2	End Townhouse	870	1
C1	2	Mid Townhouse	870	2
C1 (M)	2	End Townhouse	870	1
C1 (M)	2	Mid Townhouse	870	1
TOTALS			14,594	15



Block 1



Block 2



Block 3



Pedestrian crossing  
Please refer to landscape drawing for proposed boundary treatments

Please refer to landscape drawing for proposed boundary treatments

Footpath connection

LOCATION OF SITE NOTICE

Proposed retaining wall outlined in yellow dash (see engineers drawings for detail)

Please refer to landscape drawing for proposed boundary treatments

Please refer to landscape drawing for proposed boundary treatments

Top of Tree =25.698

Top of Tree =26.353

Top of Tree =24.895

9.952 +  
MH  
Cl=10.126  
10.163  
10.327

FFL=10.544

Ridge=17.163  
Eaves=15.258

Eaves=15.491  
Ridge=18.161

10.430  
13.500

FFL: 13.00

FFL: 13.00

FFL: 13.00

BLOCK 01

FFL: 13.45

FFL: 13.45

B1  
FFL: 13.10

B2  
FFL: 13.10

B2 (M)  
FFL: 12.65

B2 (M)  
FFL: 13.20

B2 (M)  
FFL: 13.65

B2  
FFL: 13.65

B2  
FFL: 14.10

B3  
FFL: 12.65

B2  
FFL: 12.65

B2 (M)  
FFL: 13.65

B2 (M)  
FFL: 13.65

B2  
FFL: 14.10

13.710  
+13.71  
Existing footpath

SITE ENTRANCE

SITE ENTRANCE

Top of Embankment

5000

+13.70

13.451

14.085

14.841

14.968

15.452

14.523

15.319

16.071

16.570

17.229

16.850

15.897

14.841

14.085

13.451

Rubble Outline

Timber Fence

Timber Fence

Security Hut

Security Hut

A

B

B

A



CROSSHAVEN

DEPUY

NATIONAL MARITIME COLLEGE OF IRELAND



NATIONAL SCHOOL

PORT OF CORK & FERRY TERMINAL

N28

PORT NA RINNE

PERRY STREET CAFE

## ZONING

The property is zoned 'Town Centre/Neighbourhood Centres' in the Cork County Development Plan 2022.

## PLANNING PERMISSION

The property has full planning permission for 15 townhouses granted in November 2020 under Planning Reference Number 20/4747.

A full planning pack including detailed drawings is available on request.

## TITLE

Freehold

## VIEWINGS / FURTHER INFORMATION

Viewing by appointment with sole selling agent Lisney. For further information please contact

### David McCarthy

T: 021 4275079 | E: dmccarthy@lisney.com

### Szymon Slowiak

T: 021 4275079 | E: sslowiak@lisney.com

## METHOD OF SALE

For Sale by Private Treaty

## PRICE

On application

## SERVICES

We understand that all main services are available. We understand that mains water & drainage are available however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

## SOLICITOR

Patrick J O' Shea Solicitors

77 Main Street Midleton | Cork



1 South Mall | Cork | T12 CCN3 LISNEY.COM

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