



PÁIRC UÍ CHAOIMH

CORK DOCKLANDS

CORK CITY CENTRE

DUNNES STORES

LIDL

NORTH RING RD

RATHCOONEY RD

BALLYHOOLY RD

SUBJECT PROPERTY

LANDS AT ARDERROW, BALLYVOLANE, CORK  
SIGNIFICANT DEVELOPMENT OPPORTUNITY

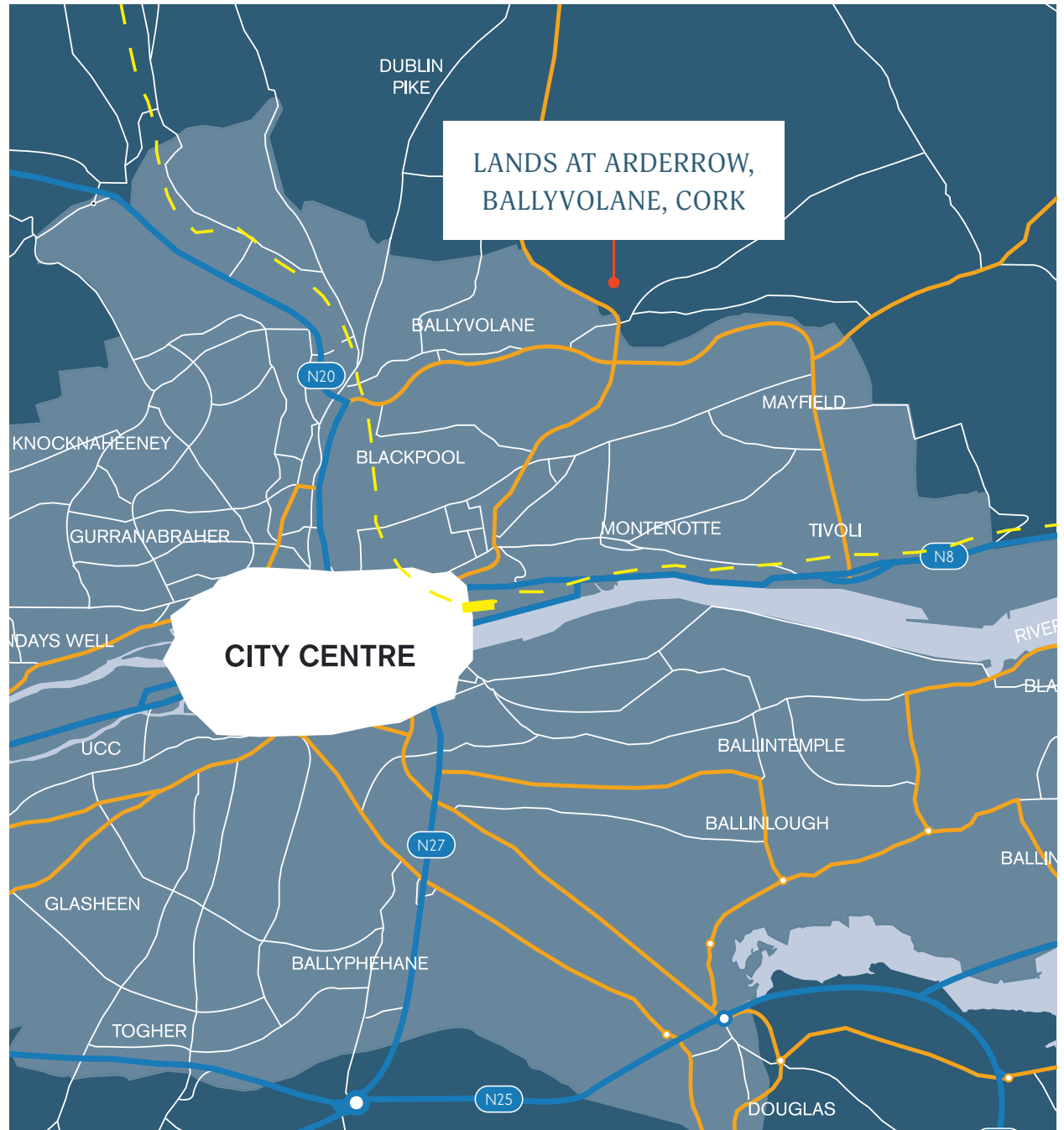




## LOCATION

The land is situated in Ballyvolane approximately 2km east of the N20 Cork to Limerick Road, 2.5km north of Cork city centre and 6km west of the M8 Cork to Dublin motorway. The lands are accessed from the Ballyhooly Road.

Cork which is Ireland's second largest city and largest county has a population of 222,000 in the metropolitan area with just over 584,000 in the county. Cork is the main commercial, retail and education centre in the south of Ireland, and it has a track record of attracting significant multinational investment. Cork is home to global market leaders in pharmaceutical, healthcare, information and communications technology, biotechnology, professional and international financial services.







DUNNES STORES

LIDL

## DESCRIPTION

The property is held under folio CK5083 and comprises approximately 28.1 acres (11.37 hectares). The land is currently under grass and has a gently sloping topography with a southerly aspect. The land comprises a number of different zonings to include District Centres, Institutions and Community and Public Open Space in the Cork City Development Plan 2022-2028.



LONGVIEW ESTATES  
753 UNIT  
DEVELOPMENT

SUBJECT PROPERTY

ARDERROW  
275 UNIT  
DEVELOPMENT

LIDL

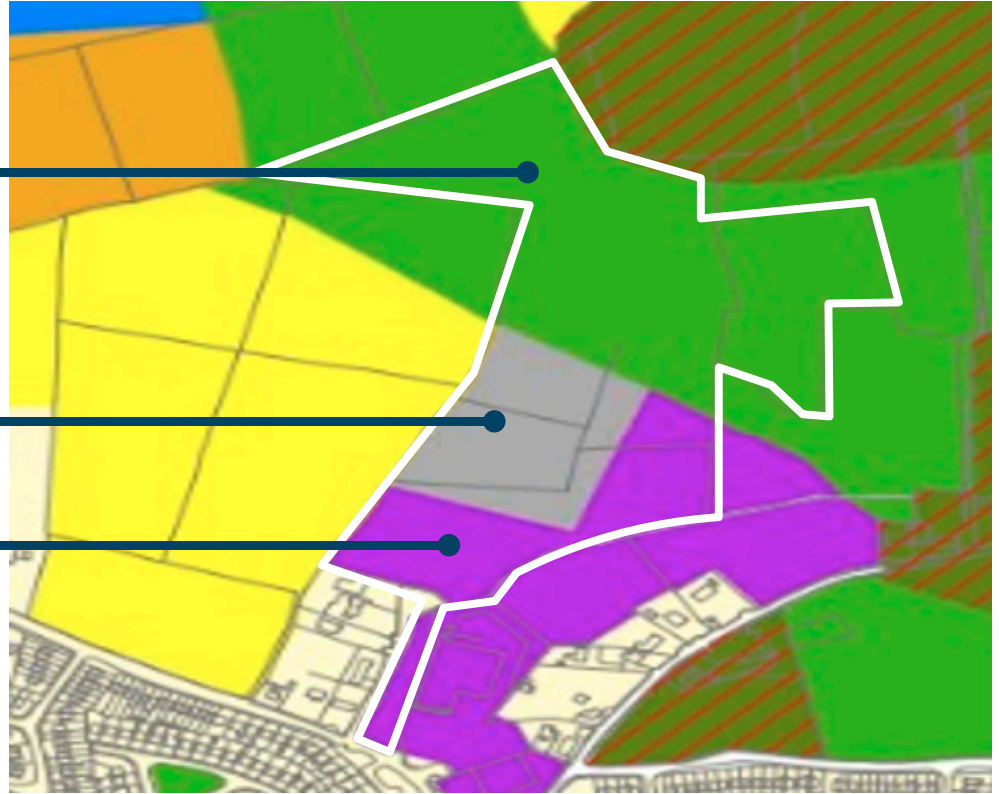
DUNNES STORES





## ZONING

- Approx. 16 acres (6.47 hectares) zoned Public Open Space- To protect, retain and provide for passive and active recreational uses, open space, green networks, natural areas and amenity facilities.
- Approx. 5.6 acres (2.26 hectares) zoned Institutions and Community- To provide for and protect institutional and community uses.
- Approx. 6.5 acres (2.63 hectares) zoned District Centres- To provide for the development and enhancement of district centres as mixed-use centres and as primary locations for retail, economic and residential growth.



## METHOD OF SALE

The property is offered for sale by Private Treaty

## TITLE

Freehold (Folio CK5083)

## GUIDE PRICE

Lot 1: The entire property €2,600,000

Lot 2: Lands zoned 'District Centres' and 'Institutions and Community'  
comprising approximately 12.1 acres (4.89 hectares) €1,950,000

## SOLICITOR

Carol Hickey

Hickey Dorney Solicitors

The Square, Harbourside House,

Passage West, Co Cork

## VIEWING

Strictly by appointment through sole agents Lisney.

**Szymon Slowiak**

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**Lisney**  
COMMERCIAL REAL ESTATE

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. John O'Farrell & Sons PSRA No. 001575