



CASTLEMARTYR CO. CORK

RESIDENTIAL DEVELOPMENT

OPPORTUNITY

APPROX. 13.36 HECTARES (33 ACRES)

FOR SALE

LOCATION

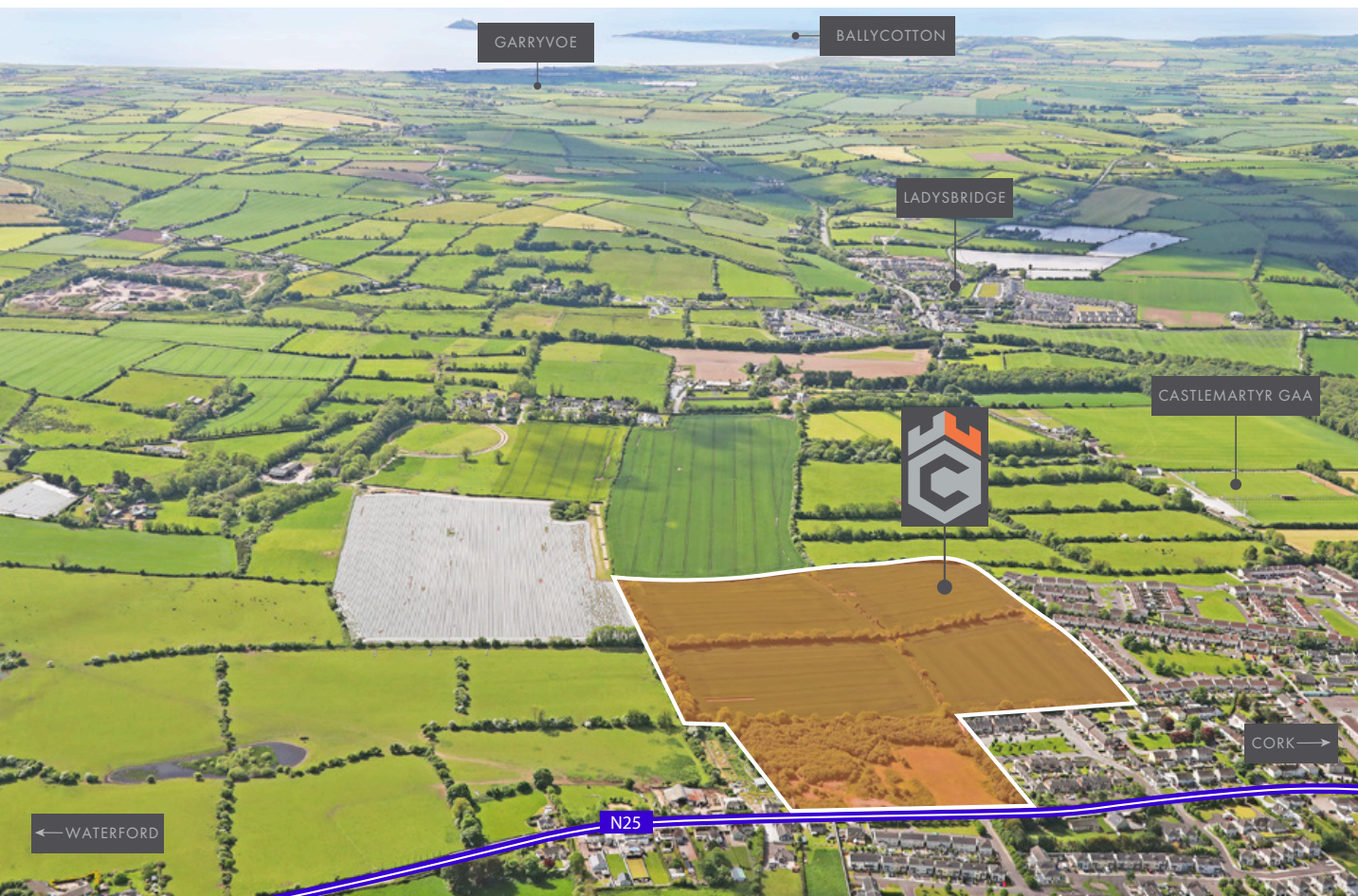
The property is situated in a popular residential area just east of Main Street Castlemartyr, on the southern side of the N25 Cork to Waterford road. The property is conveniently located within walking distance of Castlemartyr village, Castlemartyr National School and Castlemartyr GAA Club. The property is within a 10 minute drive of Midleton, 15 minute drive of Little Island a major employment hub and a 30 minute drive of Cork city centre.

Castlemartyr with a population of 1,600 (Census, 2016) is a thriving village and benefits from a range of amenities to include schools, sports clubs, local shops, restaurants, pubs, cafes and the 5 star Castlemartyr Resort. The property has the benefit of being only a 10 minute drive from the coast and the popular Garryvoe beach. Other destinations within a short commute of the property include Ballymaloe Cookery School, Stephen Pearce Pottery and Ballycotton.

DESCRIPTION

The property comprises a significant landholding extending to approximately 13.36 hectares (33 acres) situated in Castlemartyr with extensive road frontage onto the N25 Cork to Waterford road.

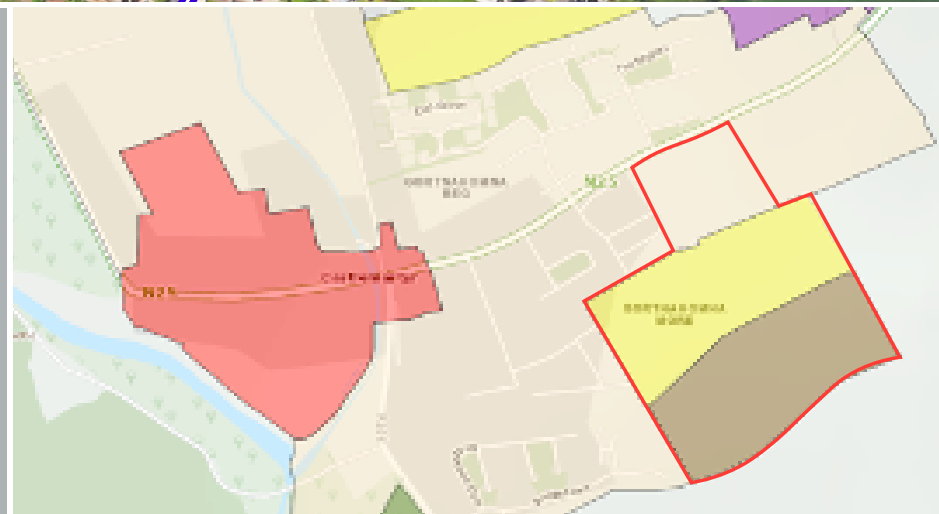
Approximately 7.9 hectares (19.52 acres) are zoned residential under the Draft Cork County Development Plan and the remaining 5.46 hectares (13.49 acres) are within the village settlement boundary.





ZONING

Under the Draft Cork County Development Plan approx. 7.9 hectares (19.52 acres) are zoned residential and the remaining 5.46 hectares (13.49 acres) are within the village settlement boundary.





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TITLE

Freehold

METHOD OF SALE

Private Treaty

GUIDE SALE PRICE

Price on Application

SOLICITOR

JRAP O'Meara Solicitors, 89/90 South Mall, Cork

FURTHER INFORMATION / VIEWING

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

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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.