



LANDS AT NEWBERRY, MALLOW, CO. CORK

SIGNIFICANT DEVELOPMENT
OPPORTUNITY



FOR SALE



LOCATION

The property is situated approximately 3.5km southwest of Mallow town and 2.8km west of the N20 Cork to Limerick Road. The property is accessed from the R619 which runs along its southern boundary and the R621 which runs along its western boundary. The River Blackwater forms most of the northern boundary and Mallow Racecourse dominates the area to the north. Mount Alvernia Hospital is located to the east and Newberry Cross Industrial Enterprise Park is to the south of the property. There is an established industrial location in Quartertown approx. 1.5km to the east of the property. Mallow acts as a commuter town for Cork city and Mallow train station has regular daily services to Cork, Limerick and Dublin.

Mallow, with a population of 12,459 (Census, 2016) has been earmarked for significant population growth. Mallow is a thriving and prosperous market town situated in north Co Cork. It is situated on the N20 approx 30km north of Cork city and 60km south of Limerick. It is the administrative centre for north Cork and is a commercial hub for the surrounding hinterland. There is a strong employment base in Mallow with companies including Dairygold, Kostal Ireland GmbH, EPS Group, Sonoco Thermosafe, Barry Group, Walsh Engineering and Hobart Enterprises.



SIGNIFICANT LANDHOLDING
EXTENDING TO APPROX.
58.82 HECTARES (145.34 ACRES)



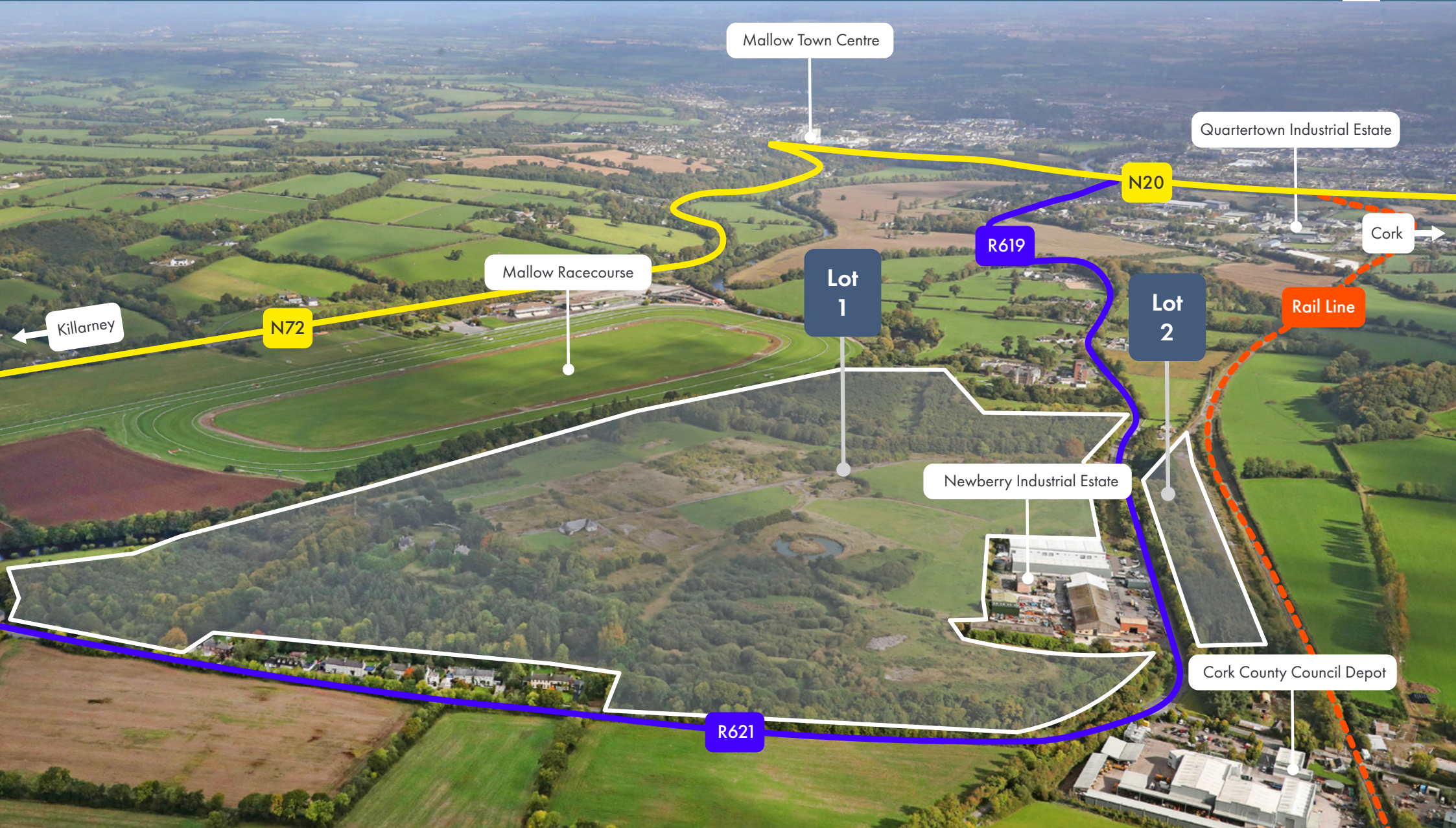
CONVENIENT ACCESS TO THE
N20 CORK TO LIMERICK ROAD AND
THE N72 WATERFORD TO KERRY ROAD



DUAL ROAD FRONTAGE ONTO
THE R619 AND R621



THE MAJORITY OF THE LANDS ARE ZONED FOR
INDUSTRY/ ENTERPRISE, EXISTING MIXED/
GENERAL BUSINESS/ INDUSTRIAL USES OR
EXISTING RESIDENTIAL/ MIXED RESIDENTIAL.



DESCRIPTION

The property comprises the former Irish Sugar factory lands that extend to approx. 58.82 hectares (145.34 acres). The sugar factory closed in 2006, the majority of the buildings have been removed and extensive remediation works were carried out for the restoration of the lands. The property is in two main sections to the north and south of the R619 road and it is being sold as a whole or in two lots.

Lot 1

Comprising 53.89 hectares (133.16 acres) is on the northern side of the R619 and it has frontage and access to the R619 and R621 roads. The property has a hard surface road running through the centre of the property. The majority of the lands are zoned for development, approx. 69 acres are zoned industry/ enterprise and approx. 22 acres are zoned existing residential/ mixed residential. The balance of the lands is zoned green infrastructure and include forestry that was planted about 20 years ago. The River Blackwater runs along most of the northern boundary. There are some buildings remaining on the land including :

- 4 derelict two storey detached houses
- A single storey detached office building of approx. 3,890 Sqft, in poor condition
- A detached single storey warehouse/ industrial building of approx. 17,100 Sqft.

Lot 2

Situated to the southern side of the R619 and comprises 4.93 hectares (12.18 acres). This section of the property is zoned Existing Mixed/General Business/Industrial Uses. The railway line runs along the southern boundary of the property.



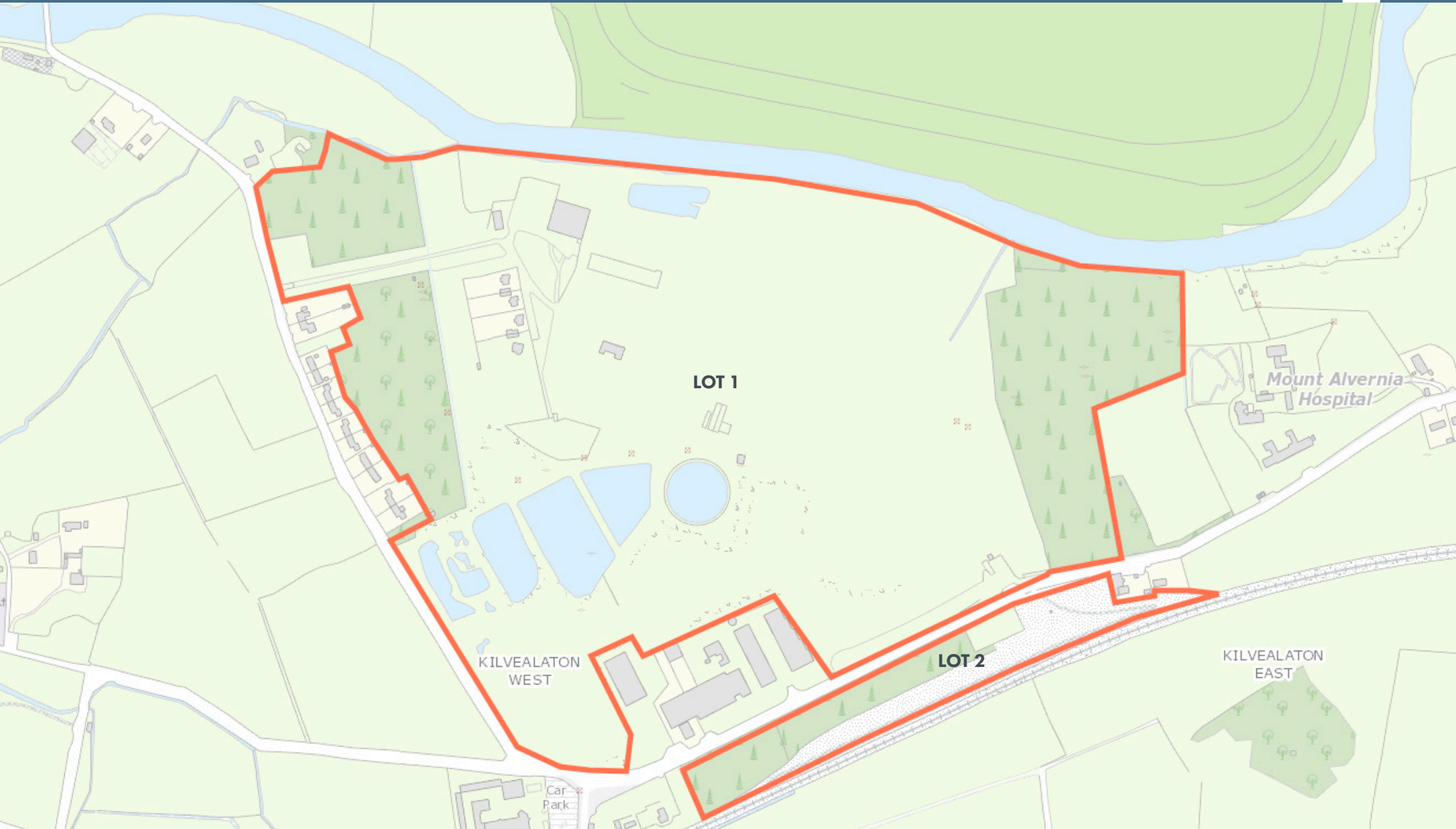
Lot 1 - Office Building

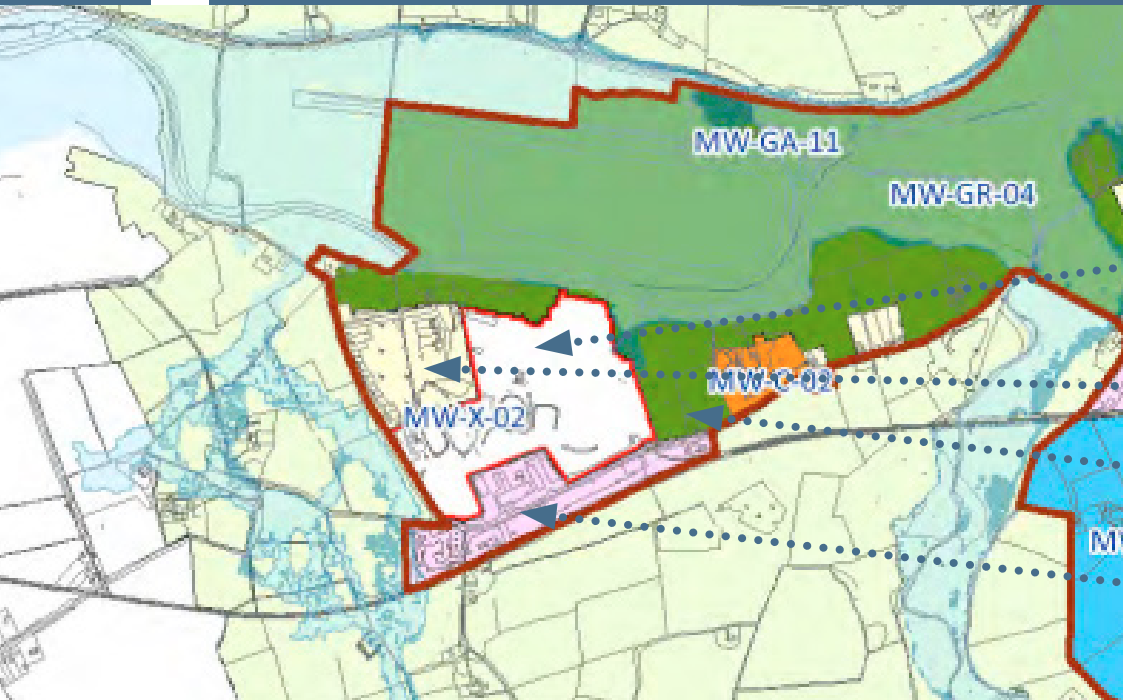


Lot 1 - Detached Houses



Lot 1 - Warehouse





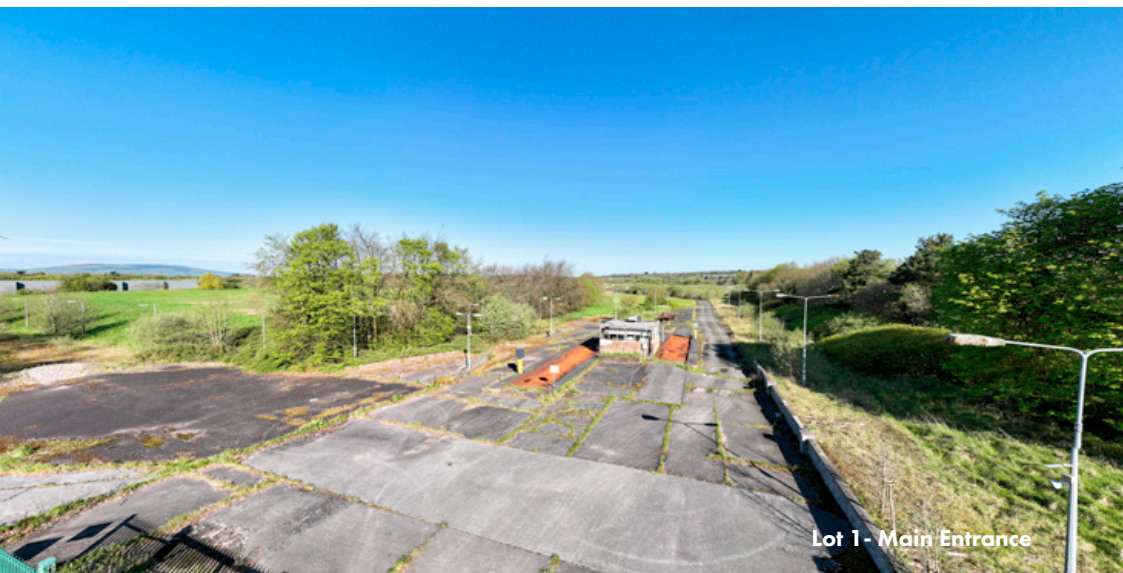
ZONING

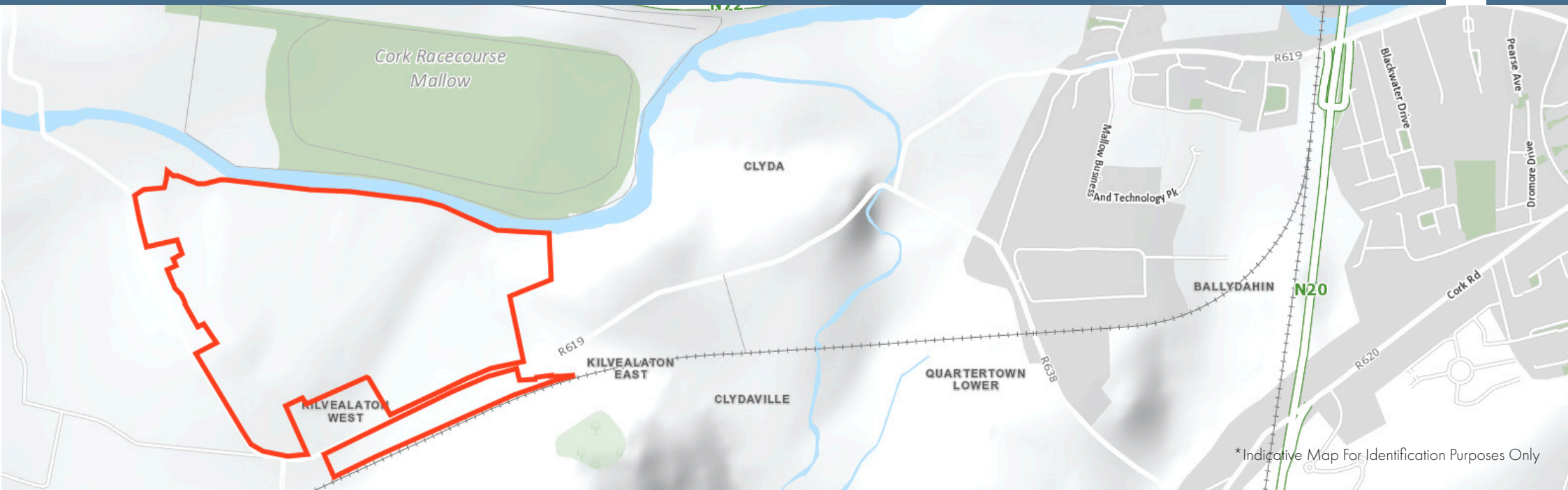
LOT 1

- 27.88 hectares (68.89 acres) zoned Special Policy Area MW-X-02, to provide medium or large scale industry/ enterprise primarily suitable for low employment intensity uses.
- 8.91 hectares (22 acres) zoned Existing Residential/Mixed Residential and other uses
- 17.1 hectares (42.27 acres) zoned Green Infrastructure

LOT 2

- 4.93 hectares (12.18 acres) zoned Existing Mixed/General Business/Industrial Uses







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DATA ROOM

A data room containing all relevant information on the property is available for interested parties. Please contact the selling agents for access.

WEBSITE

www.mallowlands.ie

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TITLE

The property is held on a freehold title. The majority of the Lot 1 lands are registry of deeds and there are two folios CK17957 and CK61229F. The relevant folios for Lot 2 are CK28764, CK30286 and CK38032F.

GUIDE PRICE

Lot 1 €1,900,000

Lot 2 €300,000

VAT

The vendor will be utilising the joint option to tax.

SOLICITORS

Gillian Beechinor, Arthur Cox, Ten Earlsfort Terrace, Dublin 2

FURTHER INFORMATION / VIEWING

Viewing by appointment with the sole selling agent Lisney.

For further information please contact

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Lisney

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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.