

Lands at Crestfield Centre, Riverstown, Glanmire, Cork.



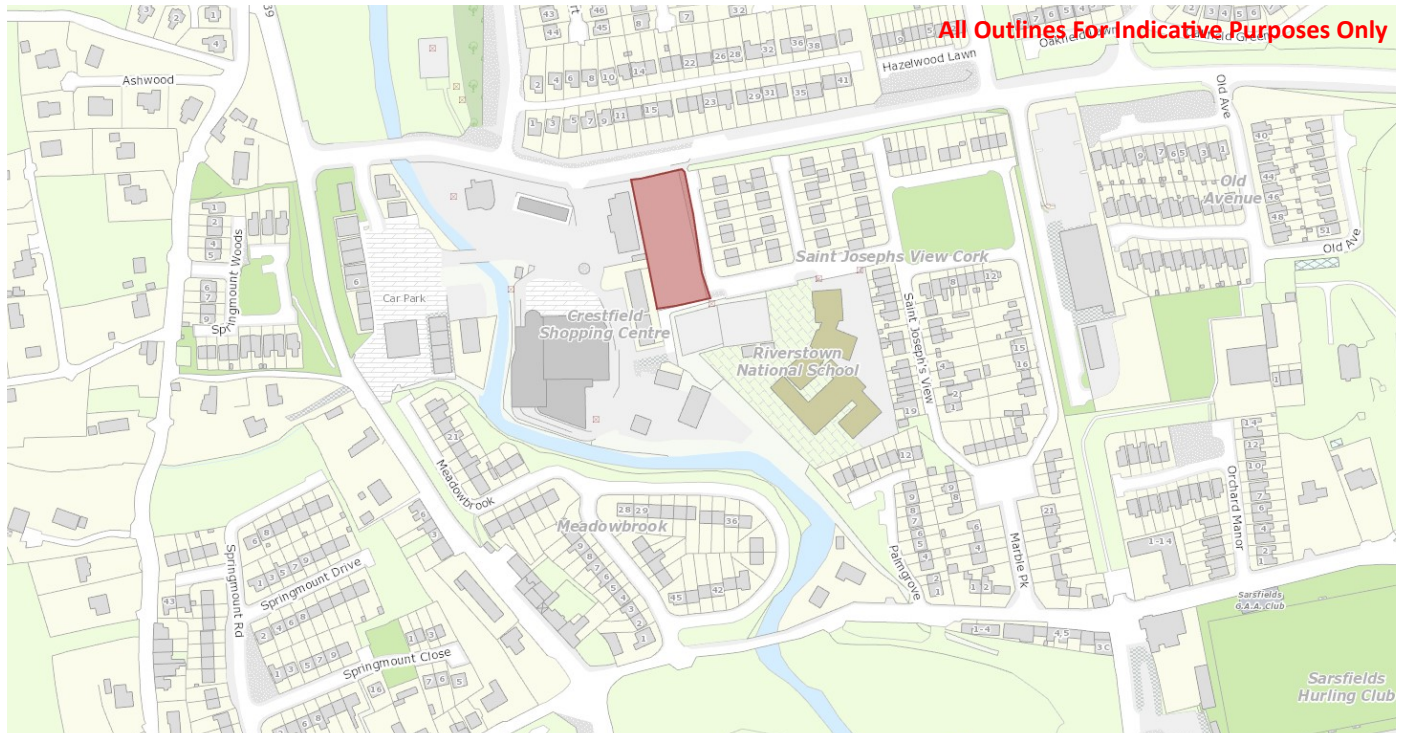
021 427 77 17

> www.cohalandowning.ie

- > A fantastic opportunity to acquire a strategic, 0.84 acre (0.34 ha) 'Opportunity Site' held under folio **CK49728F** in the heart of the thriving and expanding, densely populated city suburb of Glanmire.
- > Zoned "**ZO 06 Urban Town Centre**", under the Cork City Development Plan 2022 – 2028.
- > The offering provides scope for a multitude of commercial and residential development opportunities, subject to planning.
- > This broadly level site fronts Hazelwood Road to the north and the St Josephs View housing development to the east and shares access with the bustling Hazelwood Neighbourhood Centre where the mix of occupiers include Glanmire Credit Union, Bean & Leaf, Jerh O'Connor Funeral Homes and a host of additional complimentary local service providers.
- > The greater surrounding area is home to significant sprawling residential developments and commercial occupiers of note include Ryan's SuperValu, District11 Kitchen & Pub, Aldi, Scoil Naomh Iosaf, Glanmire Community College, Glanmire GAA and Grandon Motors.

FOR SALE BY PRIVATE TREATY

Zoning: The property is situated in an area zoned **ZO 06 - Urban Town Centre** under the Cork City Development Plan 2022-2028 with an objective to *"Consolidate and provide for the development and enhancement of urban town centres as primary locations for mixed use retail, economic and residential growth which also act as a focus for a range of services"*.



For Further information on the sale process,
please contact the sole selling agents,
Cohalan Downing, 14 South Mall, Cork.

Reference;

Maurice Cohalan

Email: mcohalan@cohalandowning.ie

Phone: 021-4277717

Rob Coughlan

Email: rcoughlan@cohalandowning.ie

Phone: 021-4277717

Title: The property is held on a freehold title **CK49728F**

Services: We understand main services are available

For Further information on Tile, please contact Diarmaid
Ó Catháin Solicitors, who have carriage of sale.

Ref: Mr Diarmaid Ó Catháin
Diarmaid Ó Catháin Solicitors
30 South Terrace
Cork.

Phone: 021-4318330

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any represent action or warranty whatever in relation to the property. LICENCE NO. 001641