

FOR SALE

(In one or more lots)

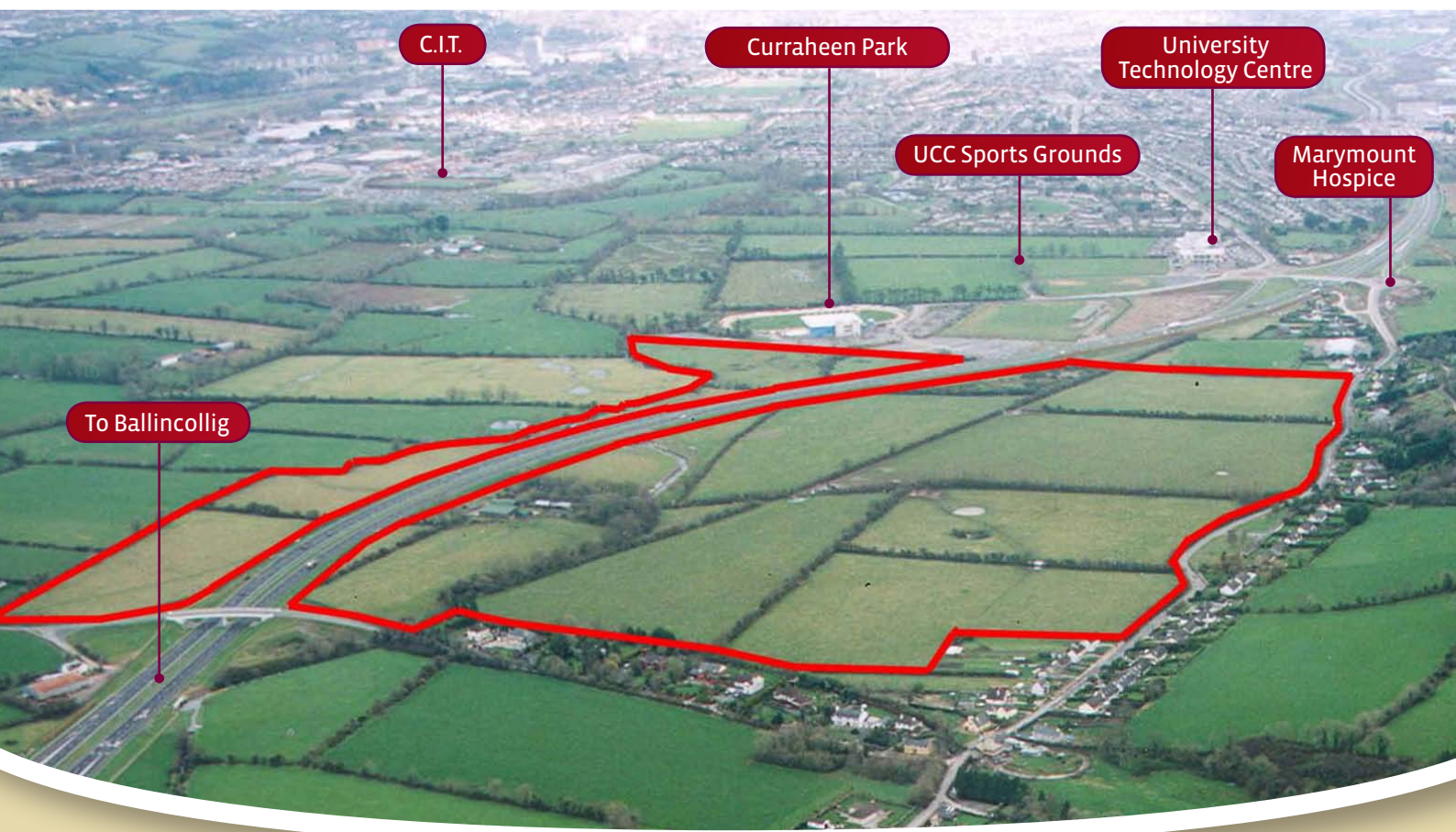
Strategic Development/Amenity Lands

Curraheen, Bishopstown, Cork. C.126.87 acres (51.36 ha)

On the instructions of Billy O'Riordan, Receiver and Manager, JJ Fleming & Co.

(In Liquidation and In Receivership)

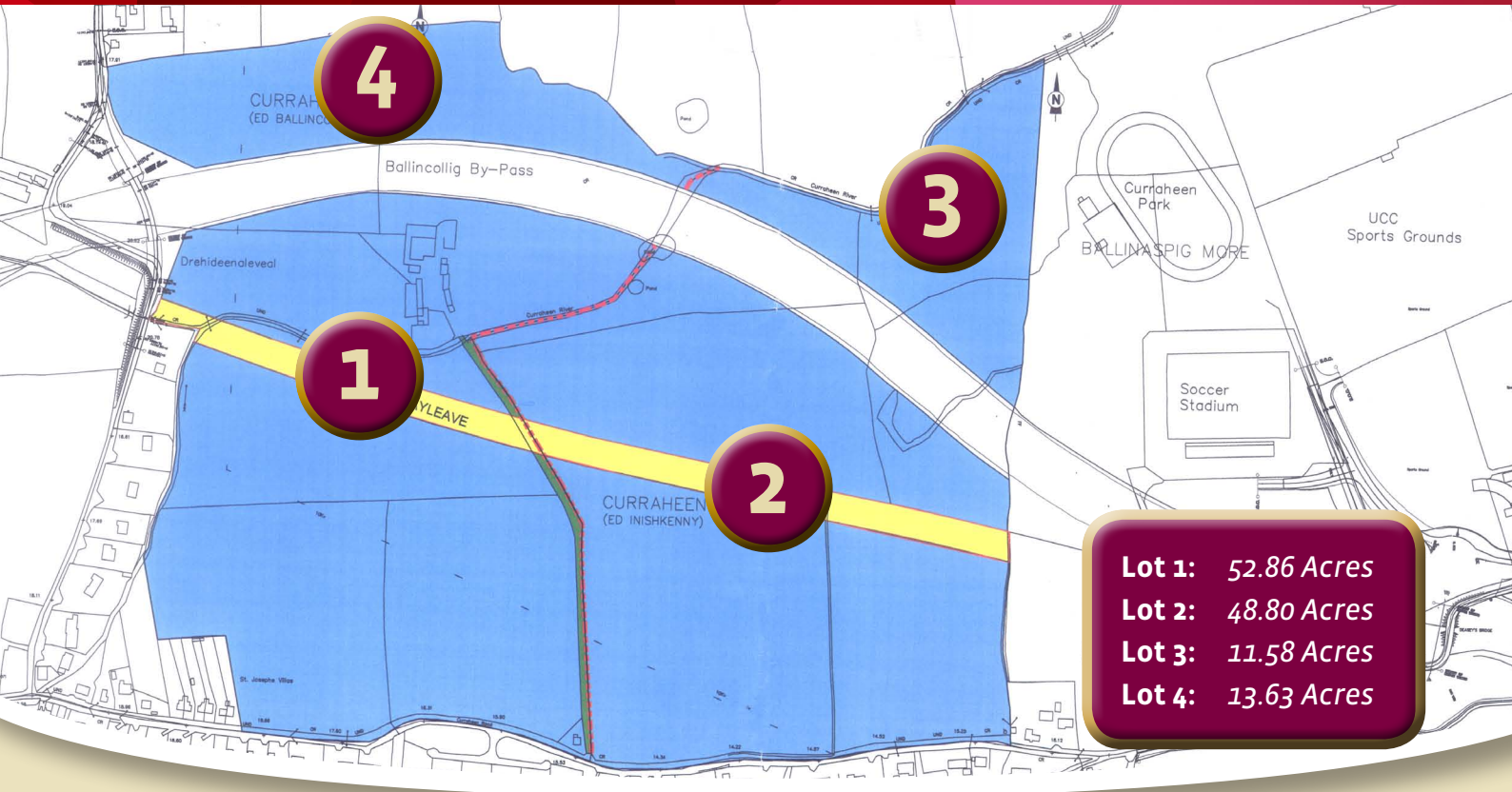
(see map on reverse for suggested Lots)



- Located adjacent to the Ballincollig By-Pass, Curraheen Park Greyhound Stadium, University Technology Centre, UCC Sports Ground and the new St. Patrick's Hospital & Marymount Hospice.
- The land has extensive road frontage to the Curraheen Road and the Ballincollig By-Pass.
- It has some development potential and is ideally suited for sporting and amenity uses.
- Can be sold in one or more lots with excellent access points to a number of adjoining roads.



Site Map (Not to Scale)



Location

The lands are superbly positioned at the south western outskirts of Cork City fronting onto the Ballincollig By-Pass and will benefit from the improved access links provided by the new Wilton and Bishopstown flyovers (currently under construction).

These lands are immediately adjacent to a number of high profile occupiers including the new St. Patrick's Hospital and Marymount Hospice, Curraheen Park Greyhound Stadium, Cork City F.C. Soccer Stadium, U.C.C. Sports Grounds and University Technology Centre (Business Park).

The lands have high visibility from the Ballincollig By-Pass and are bounded on the southern side by the old Curraheen Road.

Description

The property comprises a total land holding of c. 126.87 acres (51.36 ha) of generally level lands, easily worked and all currently in permanent pasture. The land is ideally suited to leisure and other recreational/amenity uses, is flat in nature and suitable for conversion to playing pitches and show facilities.

The farmyard currently comprises a number of farm buildings with open silage pens and a number of stone storage buildings.

These lands are ideally suited as active open spaces, sports and recreational uses while some form of development may also be allowed under the existing zoning objectives, as may be seen from the recently developed St. Patrick's Hospital / Marymount Hospice on adjoining lands. The lands lie immediately west of Cork City boundary at Bishopstown and have exceptional access to all main road networks. It is immediately to the south of the proposed new 'Science Park' which is currently attracting a lot of government and media attention.

Title

Freehold.

Price

On application.

Viewing

Strictly by prior appointment with Sole Selling Agent:

Peter O'Flynn
DTZ Sherry FitzGerald

6 Lapps Quay, Cork.

Tel: 021 427 5454

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Email: peter.oflynn@dtz.ie



Conditions to be noted

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact.
 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.
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