



# BRADY GROUP

AGRICULTURAL CONSULTANTS | LAND AGENTS

**Development Land Sale**  
**c11.9 acres**  
**at**  
**Lisheens, Ballincollig, Co. Cork. P31 FF60**



**FOR SALE BY PRIVATE TREATY**



## Location

- The land is located at Lisheens, Ballincollig, Co. Cork. **P31 FF60**
- It is just west of Ballincollig town centre and 14km from Cork city.
- The property is accessed via N22 city link road or through Ballincollig main street.





## Land Details

- 11.9 acres (4.82 ha) of prime development land
- Zoned ZO13 Education in the Cork City Council Development Plan 2022-2028 (see extract below).
- The adjoining 15.06 acres is Compulsory Purchased by Cork County Council on behalf of the Department of Education for two schools.
- Land contained in Folio CK19183 (Part).
- Very suitable for conversion to Residential Zoning via the Cork City Council seeking proposals in response to New Section 28 Ministerial Guidelines on “NPF Implementation: Housing Growth Requirements” for Additional Residential Lands in Support of Accelerated Housing Delivery

Folio	hectares	acres
CK19183	10.91	26.96
CPO	-6.10	-15.06
<b>Net for Sale</b>	<b>4.81</b>	<b>11.90</b>

## Map of Land for Sale



## Zoned ZO13 Education in the Cork City Council Development Plan 2022-2028

### Chapter 12 | Land Use Zoning Objectives



These uses, if permitted, must be appropriate to the scale and context of the site and surrounding neighbourhood and must serve local needs only.

#### **ZO 13** Institutions and Community

**Zoning Objective 13:** To provide for and protect institutional and community uses.

##### **ZO 13.1**

This zone generally applies to large educational, healthcare and other institutions and community facilities. These are generally locally or nationally important, long-established uses with a variety of characteristics and built forms, and they play an important role in providing key strategic services for communities across the City and often much further afield.

##### **ZO 13.2**

This zone seeks to protect these uses and facilitate their appropriate, sustainable development. Primary uses include healthcare, education, civic, cultural and other major community uses.

##### **ZO 13.3**

Uses that are ancillary to the primary institutional and community uses may be open for consideration at an appropriate scale, subject to local considerations and where they are subsidiary to the primary uses and do not conflict with the purpose of the zoning objective. These ancillary uses could include sports grounds and facilities, residential accommodation, office-based administrative uses, support

services, car parking subject to mobility objectives, childcare facilities and small-scale local services that serve the local need of the primary institution or community use.

##### **ZO 13.4**

Development proposals in this zone must provide high-quality built and landscaped environments that have regard to the local receiving environment. Institutions and facilities in this zone would benefit from a masterplan-led approach to developing their lands and facilities and are encouraged to engage with Cork City Council in this regard.

##### **ZO 13.5**

In many cases these lands and facilities are located in suburban areas and / or adjacent to residential uses. Development in this zone, particularly where adjacent to existing residential uses, shall have regard to impacts on residential amenities. However, some uses such as hospitals have specific operational requirements and realities, for example out of hours traffic movements and sirens from emergency vehicles, and where these uses are considered essential their functional operation will be supported.

#### **ZO 14** Public Infrastructure and Utilities

**Zoning Objective 14:** To provide for public infrastructure and utilities.

##### **ZO 14.1**

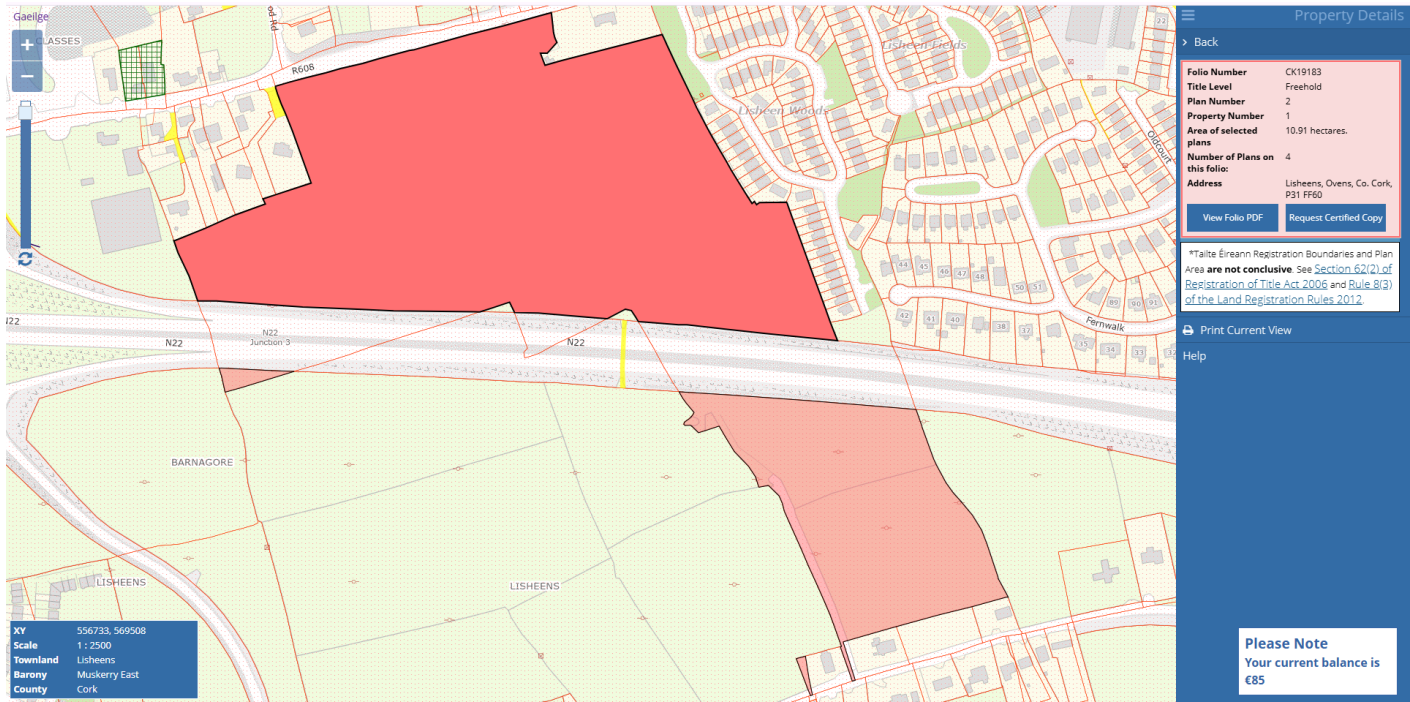
This zone covers the provision of public and utilities infrastructure, which can include park and ride facilities, and various other transport, water, drainage, emergency services, electricity, gas, telecommunications, maintenance purposes and other utility facilities.

##### **ZO 14.2**

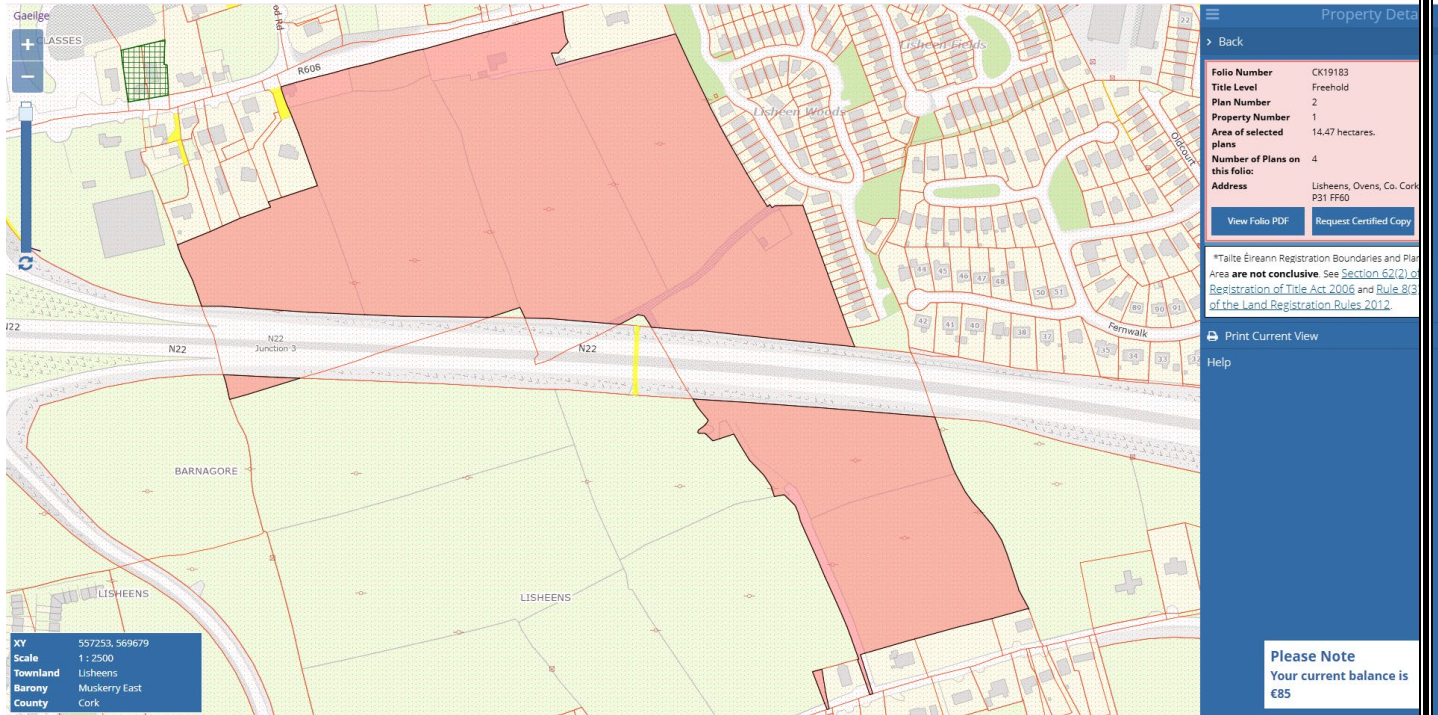
Development in this zone should have regard to its receiving environment and should seek to integrate to its surroundings through boundary treatment and landscaping solutions.



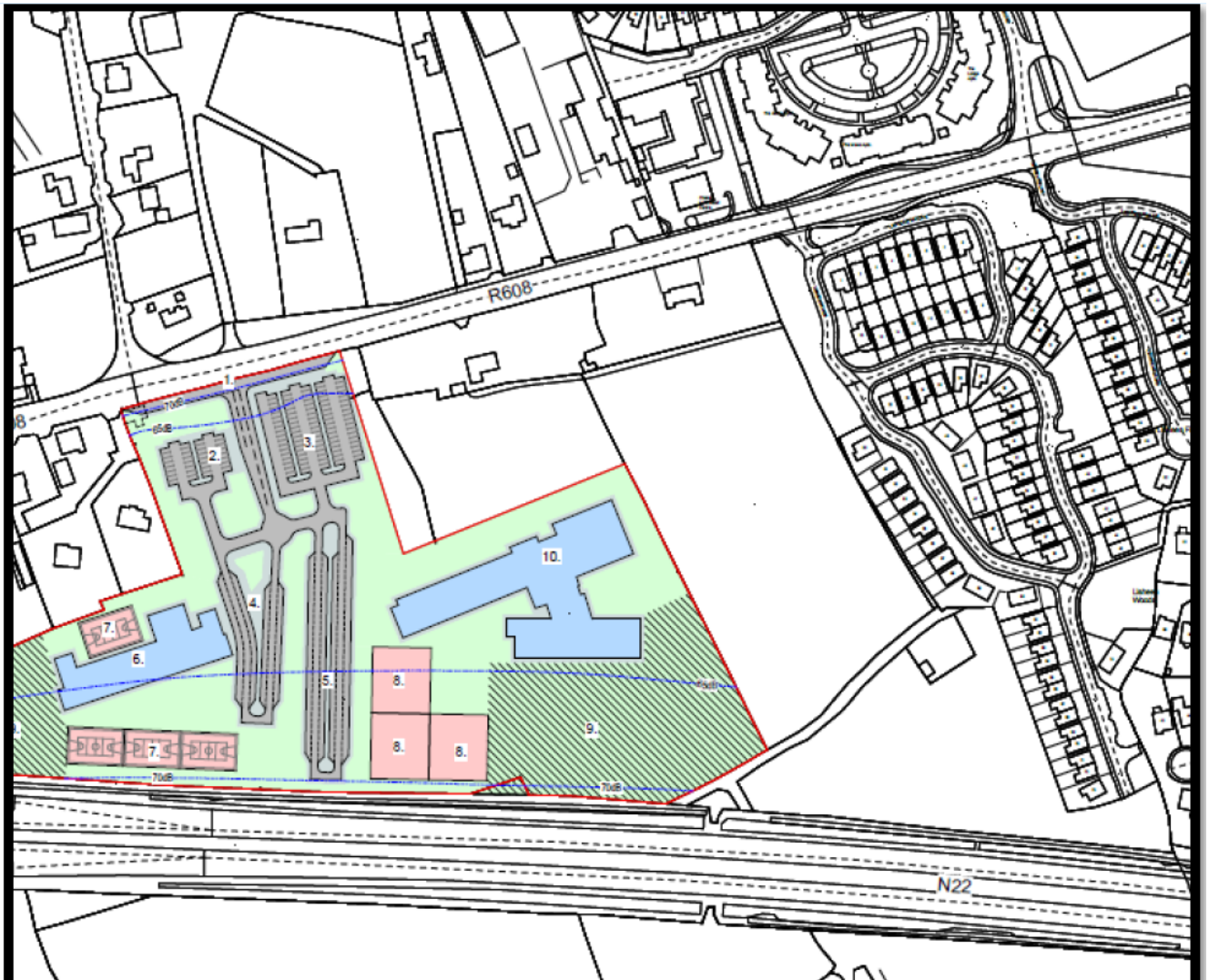
# Plan 4 Folio CK19183



# Entire Folio CK19183

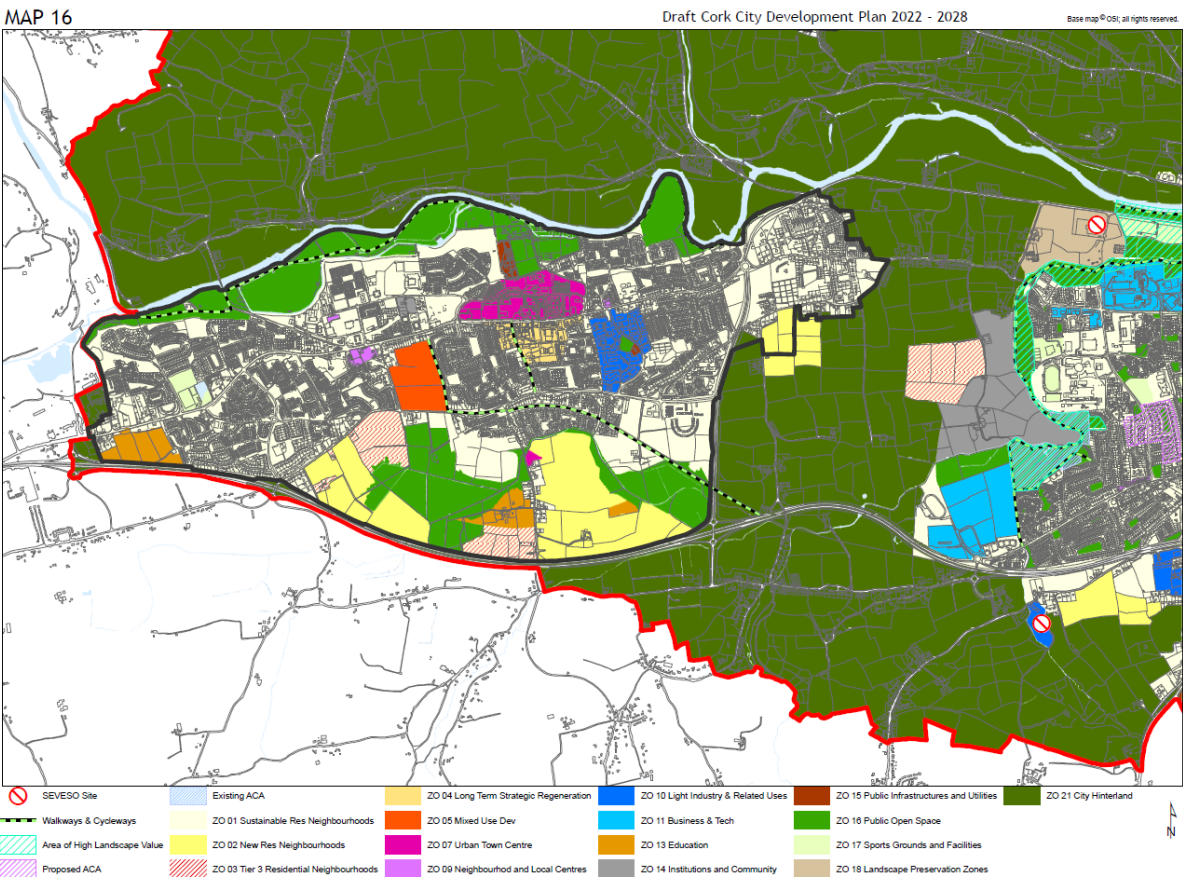


## CPO Take Map





# Cork City Council Zoning Map 16



## Cork City Council Zoning Map 16 (zoomed in)



## Preferred Offer Procedure

1. Non-refundable deposit on signing of an option agreement before 10<sup>th</sup> November.
  2. Offer for sale on Zoning.
- Other proposals will be considered.

**Guide Price: in excess of €6,000,000**

**Contact Sole Agent**



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 **Property Services  
Regulatory Authority**    LICENCE – 001749

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