

For Sale by Private Treaty

Ballynoulty

Kildorrery ○ Co. Cork

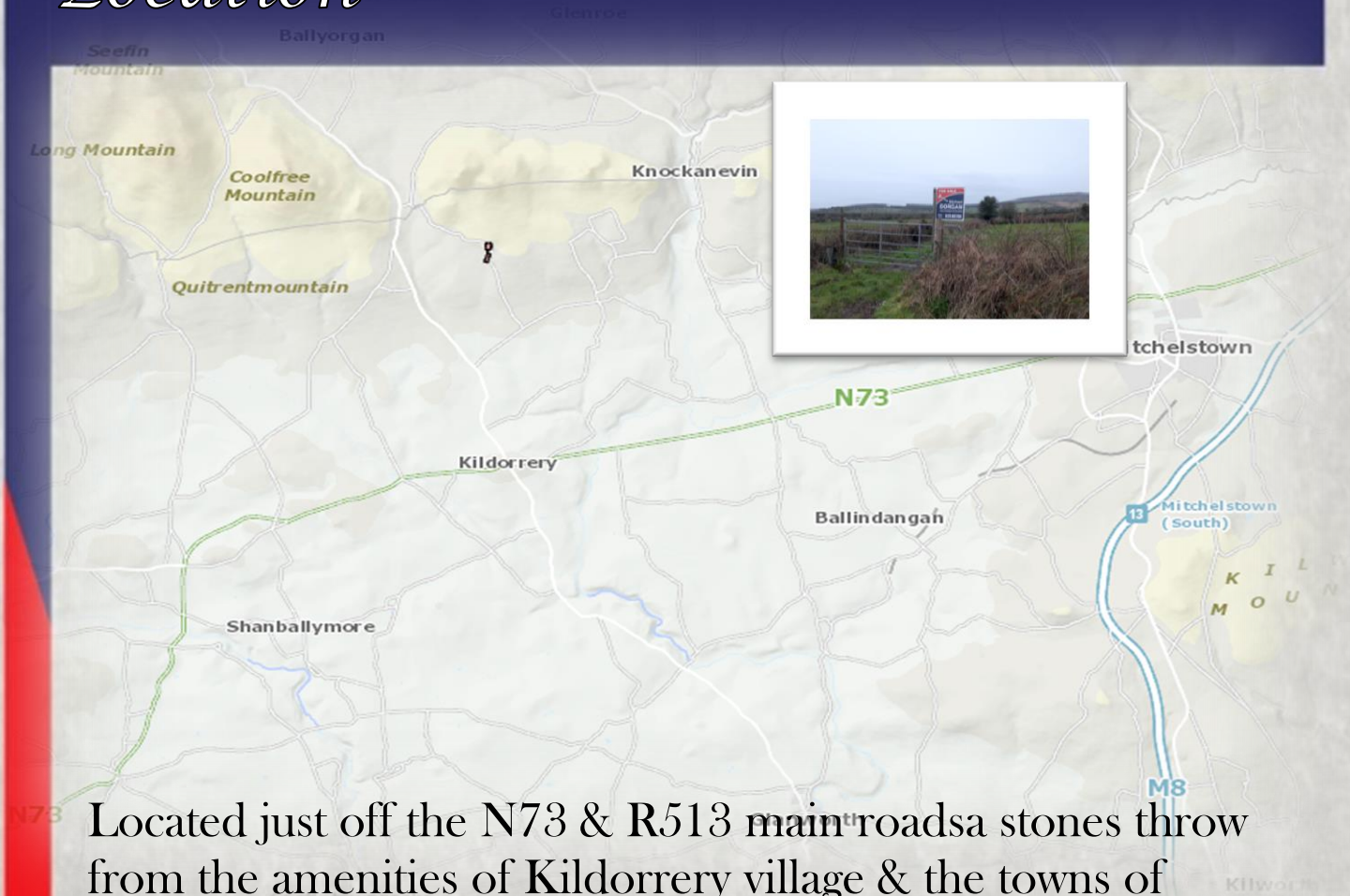


C.3/4 of Acre Site, Subject to Planning Permission

Guide €45,000

Michael Dorgan Auctioneers and Valuers are delighted to be able to offer this rare large C. 3/4 acre site with superb countryside views to the market. Located just 4km from Kildorrery. A short drive from Mitchelstown & the M8 Motorway. 15minutes from Fermoy & Mallow. Sold subject to planning permission. Viewing & further information available from sole selling agent:

Location



Located just off the N73 & R513 main roads a stones throw from the amenities of Kildorrery village & the towns of Mitchelstown & Fermoy. Limerick & Tipperary are all within a short drive. The M8 Motorway is easily accessed at Junction 13 (15 minutes), with the property just 45 minutes from the Jack Lynch Tunnel. Despite such convenience the site benefits greatly from a picturesque scenic location the most superb countryside views. Fishing, hill walking (Ballyhoura) & equestrian activities are all prominent close-by.

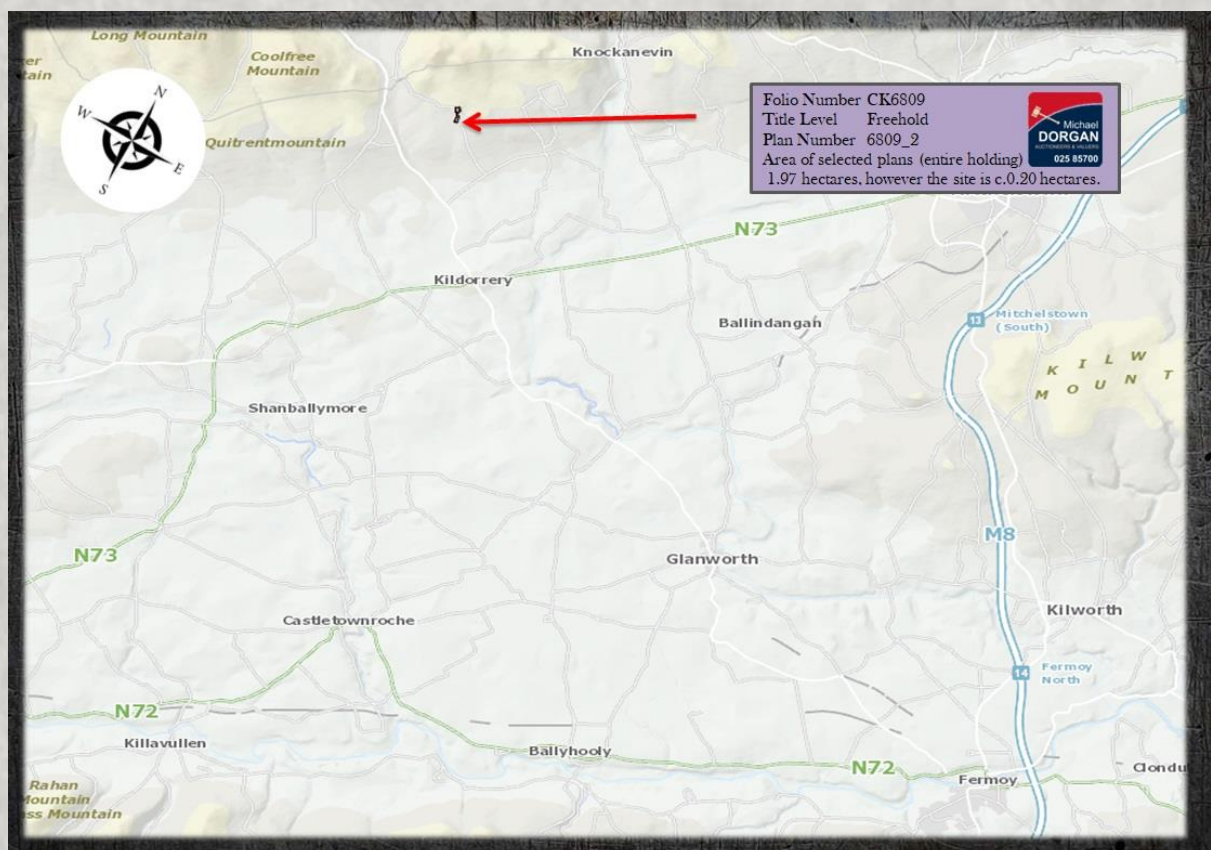
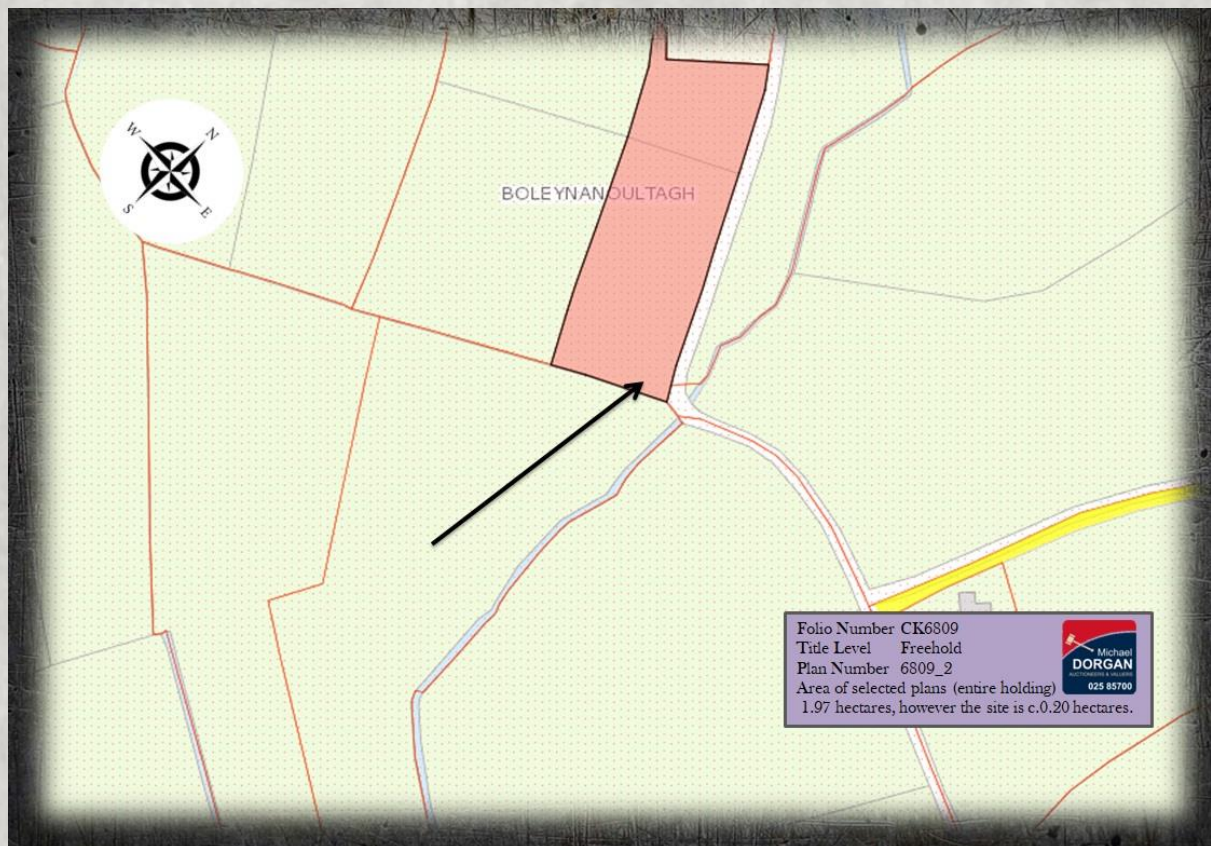


Description...

- Large C.3/4 acre of site.
- Adjacent services.
- Unrivalled mountain views.
- Short distance from the M8 motorway.
- 45minutes from Jack Lynch Tunnel.
- Superb countryside views.
- Sold subject to planning permission.



Documents:



Planning:

The site is being sold subject to a grant of planning permission.

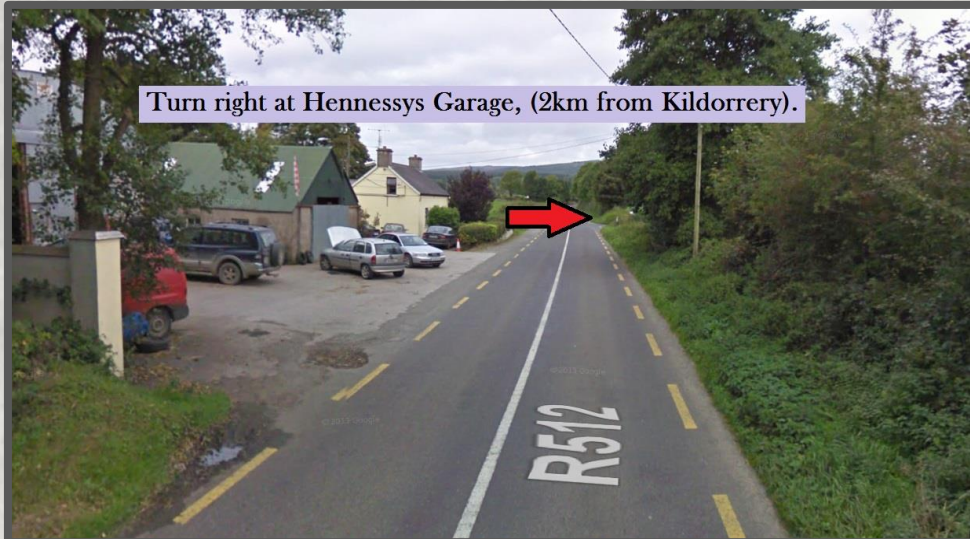


Directions:

Leave Kildorrery village on the R512 Limerick Rd heading for Ardpatrik.



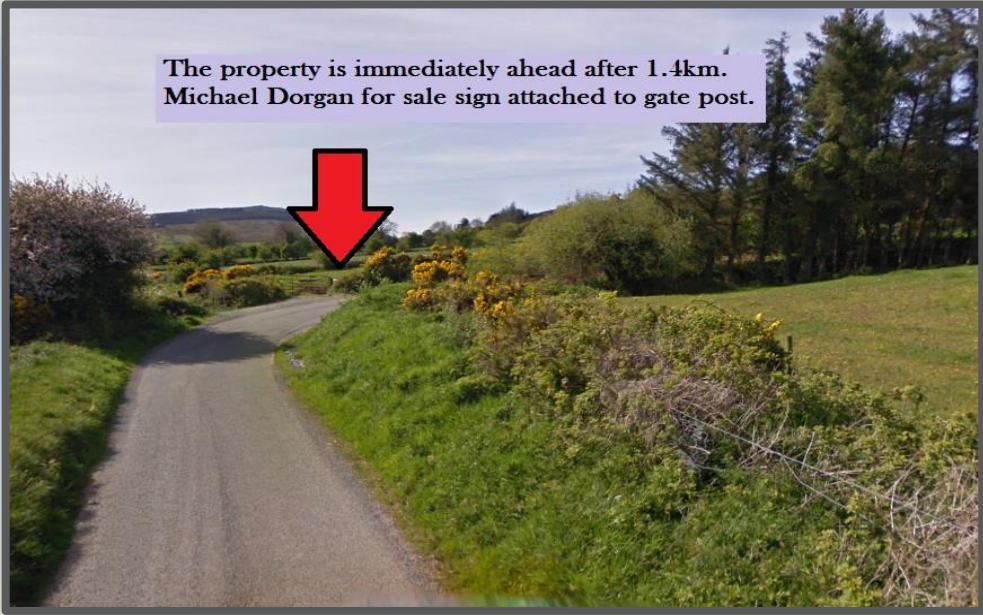
Turn right at Hennessys Garage, (2km from Kildorrery).



After 1km turn left for Ballynoulty.



The property is immediately ahead after 1.4km.
Michael Dorgan for sale sign attached to gate post.



Terms:



Guide: €45,000

This property is being offered for sale by private treaty. Terms are available and to be negotiated on application with sole agent:

Michael Dorgan Auctioneers &
Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment.

Building Energy Rating

BER: N/A

BER No.

EPI: kWh/m²/yr

Full BER Certs & Advisory
reports available on request.

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.

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