

Skahanagh

Watergrasshill ○ Co. Cork



C.13.76 Acre Small Holding & Derelict Dwelling House with Site Potential.

Guide: €235,000

Seldom do such opportunities arise, Michael Dorgan Auctioneers & Valuers are proud to present this high-quality small holding to the market. The property benefits from being elevated, well maintained & represents an excellent site (derelict dwelling) & a unique lifestyle opportunity within a 10minutes drive of the Jack Lynch Tunnel.

Viewing strictly by appointment with sole agent:

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708



PSR Licence
No: 002337



Location



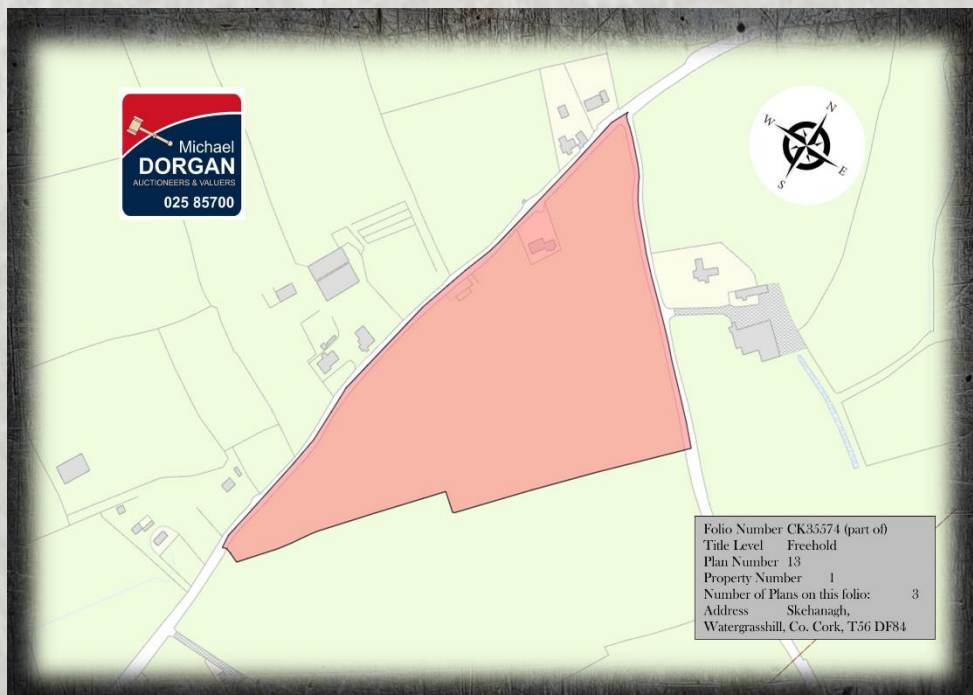
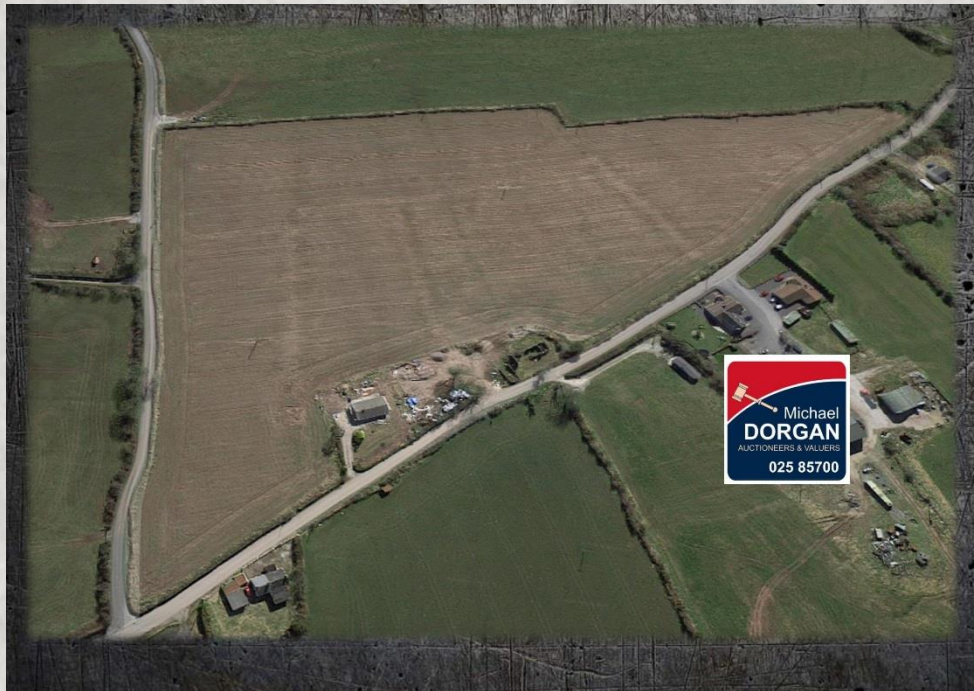
Located a short distance from Watergrasshill & its amenities, 10minutes from the Jack Lynch Tunnel. Benefiting from the most superb countryside views.



Location Map

Description...

- C.12.6563 Acres of quality grain growing agricultural land area 'c' on map.
- Derelict dwelling house on C.1.0904 acres, area 'b' on map.
- C.1.35km of road frontage.
- 10minutes from the Jack Lynch Tunnel.





The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine

Folio: CK35574

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.prai.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at:
www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



AREA "A" EDGED RED
= 0.4413 HECTARES
= 1.0904 ACRES

AREA "B" EDGED RED
= 0.4468 HECTARES
= 1.104 ACRES

AREA "C" EDGED RED
= 5.1219 HECTARES
= 12.6563 ACRES

Alan P. A. Conry B.E.
04-09-2019

Directions:

SKEHANAGH

WATERGRASSHILL

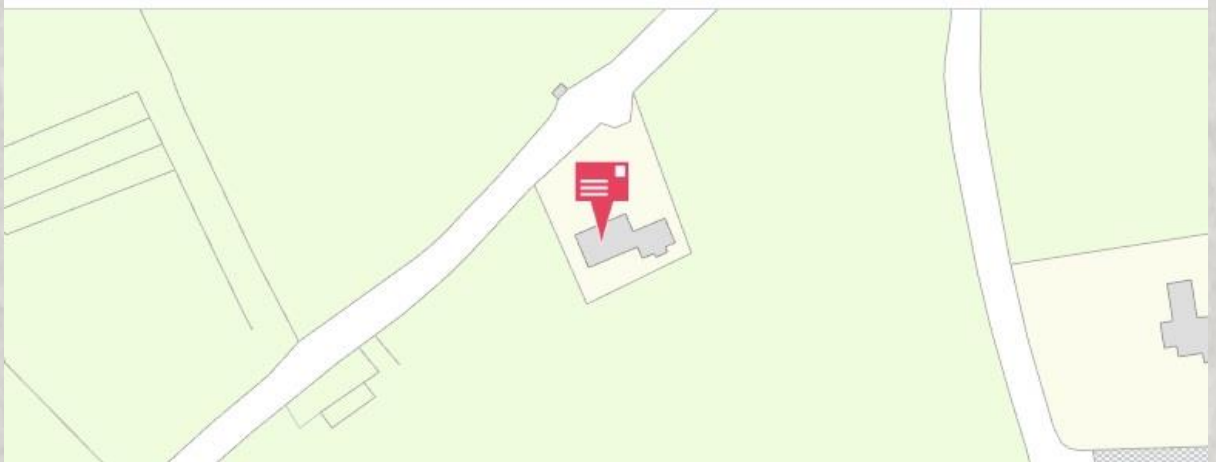
CO. CORK

T56 DF84

Eircode found

The lands & derelict house are immediately beside & around this property which is not part of the sale.

[Address Query ?](#)



Terms:



Guide: €235,000

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 only.



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.