

LOCATION

Coachford is a well located village in the heart of the Muskerry, adjoining Farran Woods and the River Lee. It is 24 Km from Cork City, 16 Km from Ballincollig and 12 Km from Macroom. The village is self-sufficient with all essential services including supermarkets, pharmacy, credit union, medical centre, hairdress-

ing salon, beautician, a hardware store and public houses. Coachford is located on a bus route from Cork to Macroom and has a regular service throughout the day going to and from the city.

Coachford has excellent educational facilities with a childcare facility, play-

school, primary school and community college. There is also excellent sporting opportunities in the village and surrounding area, these include GAA, Soccer, Badminton, Shooting, Judo & Karate and the National Rowing Centre is located at Farran Woods which is just a short drive from Coachford.



TITLE

Both properties have a freehold title

VIEWING

Strictly by appointment with the sole selling agent

PRICE

AMV: €1,000,000
In one or more lots

CONTACT



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- 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 is to be relied on as a statement or representation of fact.
- The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
- All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail

**FOR SALE BY
PRIVATE TREATY**
(in one or two lots)

**2 Partially Completed
Housing Estates**

**COACHFORD
CO CORK**

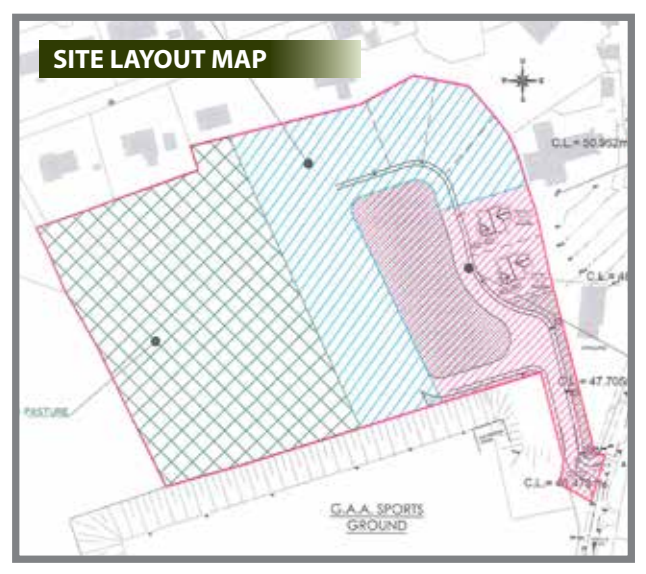


HIGHLIGHTS

- Cnoc Eoin** - 6.1 acre site with FPP for 26 units, 2 no 4 bed detached houses completed to showroom standard and site works completed for 4 units.
- Vicars Glebe** - 6.8 acre site with FPP for 75 units with 14 units externally complete. 8 semi-detached bungalows and 6 no 2 storey semi-detached.
- Full planning in place until 29/05/2022. Ref: 17/7048 & 17/7049.



SITE LAYOUT MAP



The property comprises a 6.1 acre development site which has planning for 26 detached units of which 2 units are fully completed to show-house standard. Site boundaries are well defined on the ground. Both completed houses are 2 storey 4 bed detached which extend to approx.

2,130 sq.ft. and 1,700 sq.ft. Both houses are completed to a high spec. There are site works completed for another 4 sites. Solar panels are fitted to the roof. There is a section of the green area completed to the front of the houses but this is presently overgrown.



PLANNING

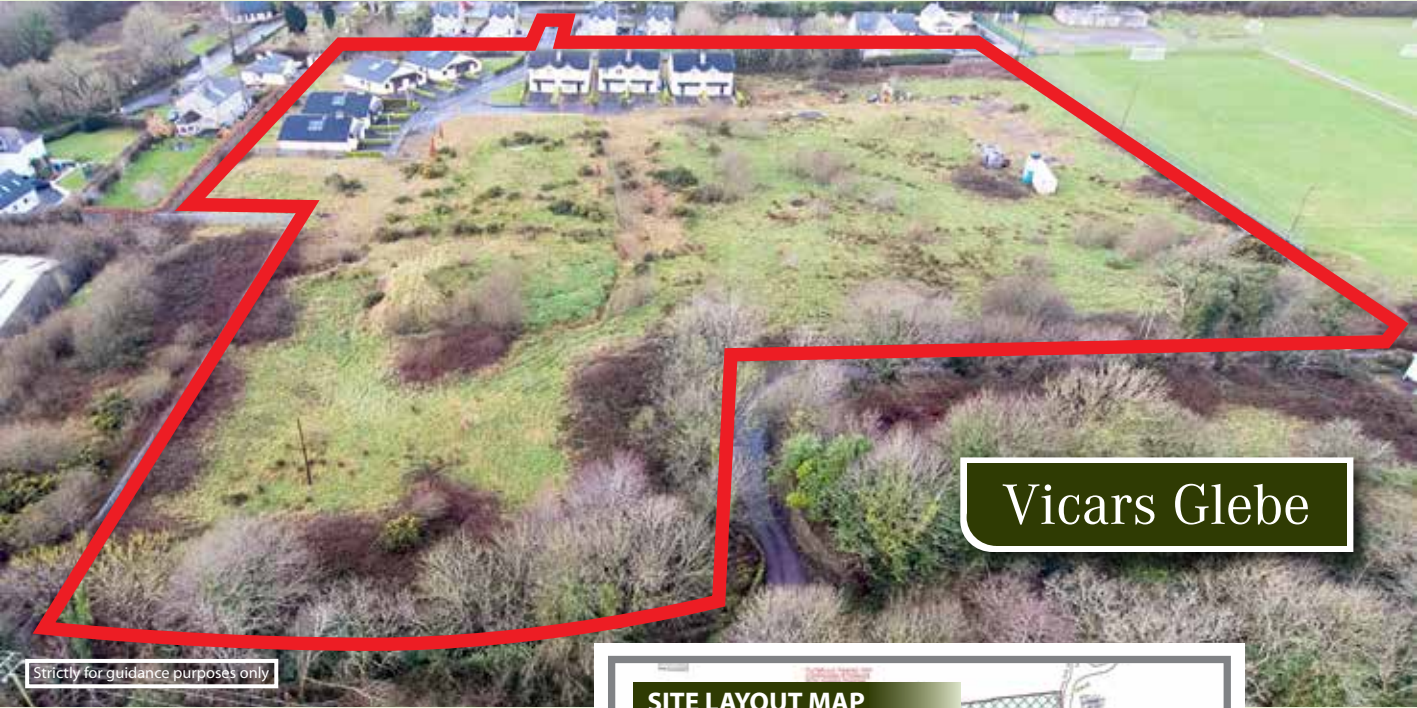
Planning was originally granted for the development of 26 two storey detached houses in 2008 (07/12443). This has subsequently been extended until 30/04/2022. Planning ref 17/7048.

SERVICES

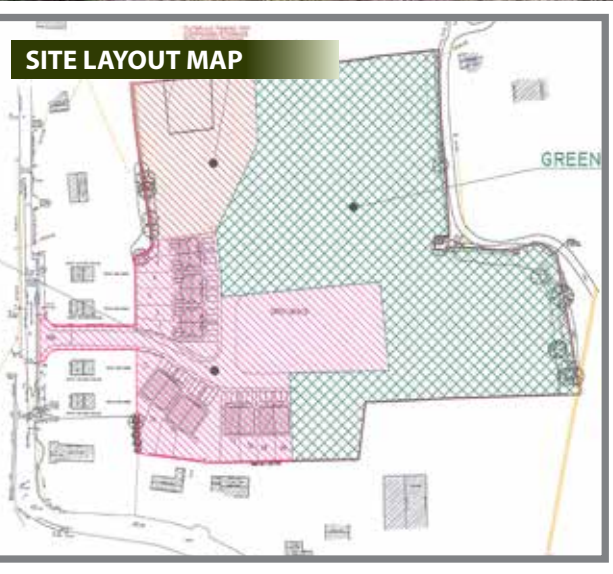
Condition 9 of the grant of planning states "No dwelling shall be occupied unless the watermain, foul sewer and storm sewer and public lighting serving such dwelling and installed and functioning to the satisfaction of the Planning Authority". Interested parties are required to satisfy themselves as to the adequacy and availability of all services to this site.

CONTRIBUTIONS

Some development contributions have been paid to Cork County Council.



SITE LAYOUT MAP



PLANNING

Planning was originally granted for the development of 75 dwellings consisting of 48 no, 2 storey semis, 12 semi detached bungalows and 12 town houses in 2 planning applications. (07/13376 & 08/9352) This has subsequently been extended until 29/05/2022. Planning ref 17/7049.

SERVICES

Condition 5 of the grant of planning states "No dwelling shall be occupied unless the watermain, foul sewer and storm sewer and public lighting serving such dwelling and installed and functioning to the satisfaction of the Planning Authority". Interested parties are required to satisfy themselves as to the adequacy and availability of all services to this site.

CONTRIBUTIONS

Some development contributions have been paid to Cork County Council.

The property comprises a 6.8 acre development site which has planning for 75 units of which 14 units are externally completed. Site boundaries are well defined on the ground. There are 8 no 3 bed semis detached bungalows of 825 sq.ft approx. completed externally. In addition 6 no 4

bed, 2 storey semi-detached of 1,335 sq.ft are also completed externally. All houses have solar panels on the roof. The front elevation of the bungalow is completed with a stone façade. There is a section of the green area completed to the front of the houses but this is presently overgrown.

