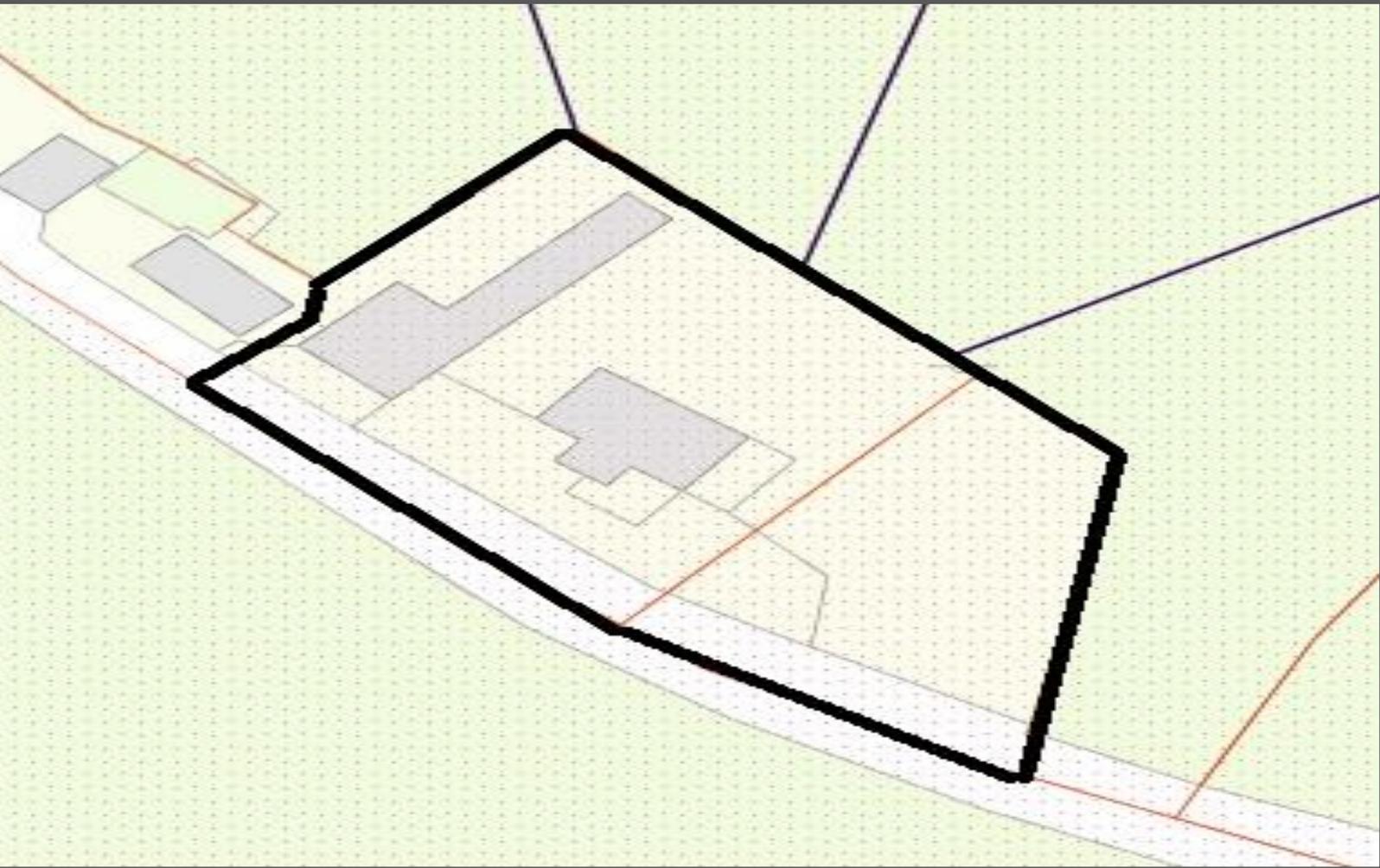


For Sale by Private Treaty

Flemingstown

Ballindangan o Mitchelstown o Co. Cork

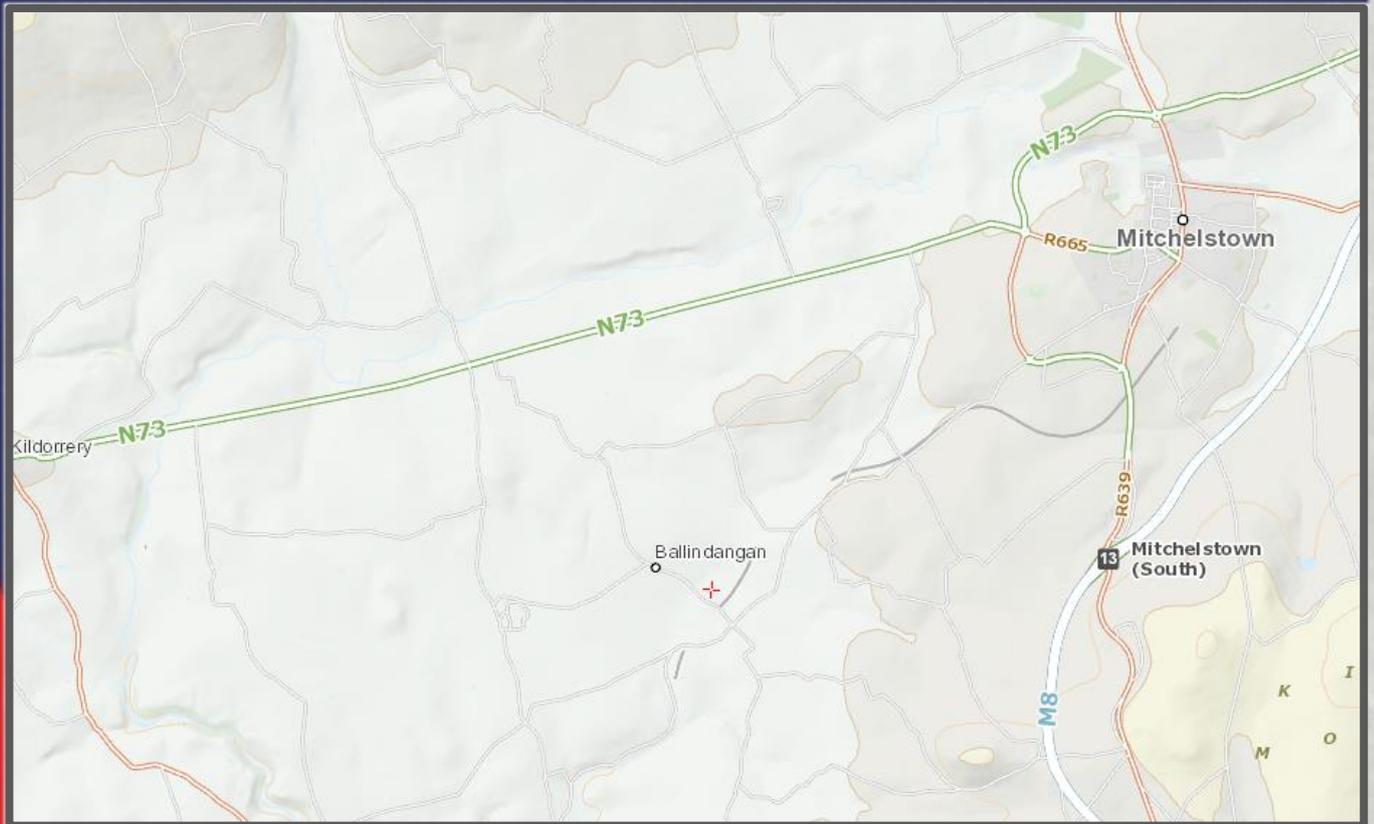


**C.0.55 of an Acre commercial yard with previous
planning for 5 residential houses:**

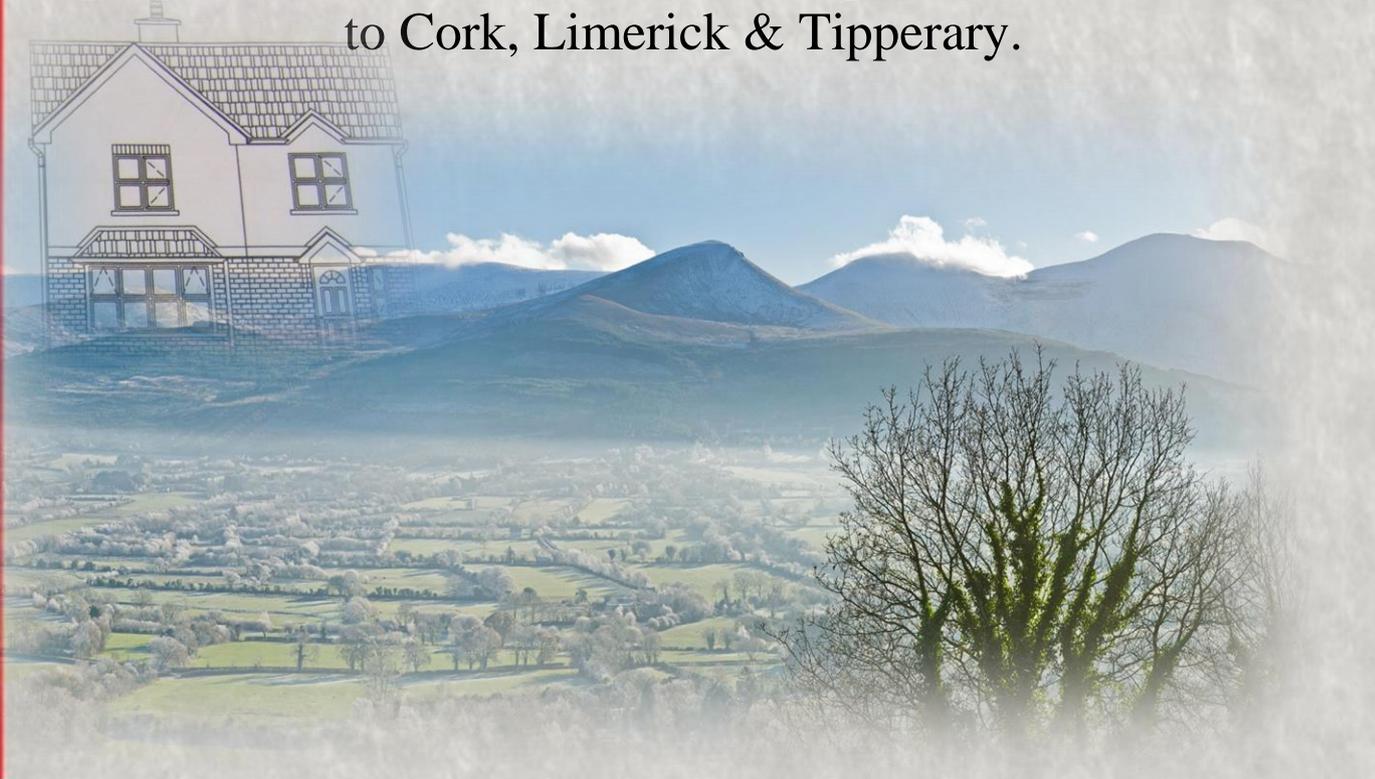
Guide €80,000

Seldom does such an opportunity arise, located a short drive from Mitchelstown & the M8 motorway, within walking distance of Ballindangan national school and designated under 10.2.3 of the 2015 local area plan, this property is ideally suited to a small scale residential development.

Location

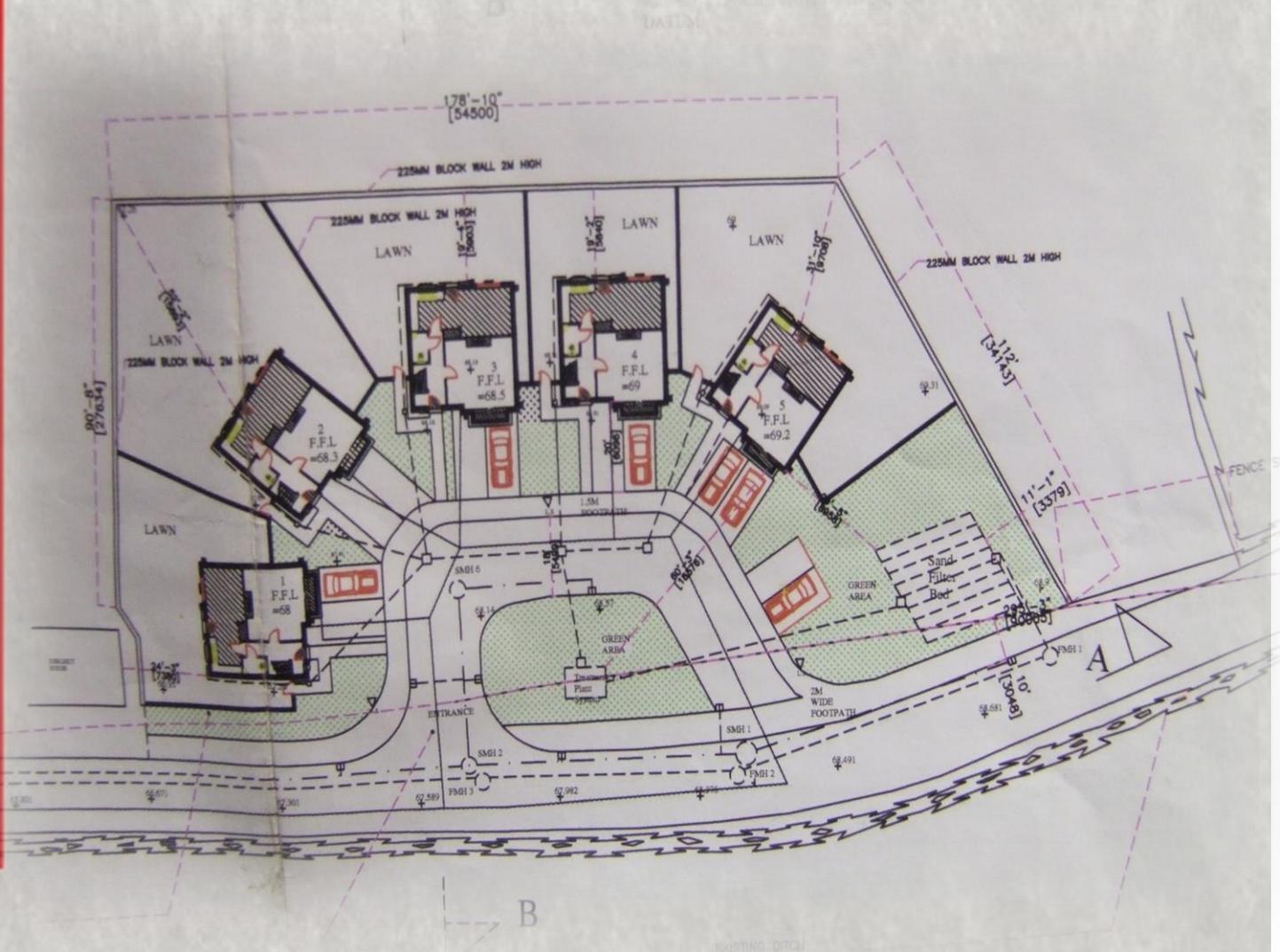


Located a stones throw from Mitchelstown & its wealth of amenities, minutes from N73, R517 & M8 this property is ideally located at a mid-point for commuters to Cork, Limerick & Tipperary.

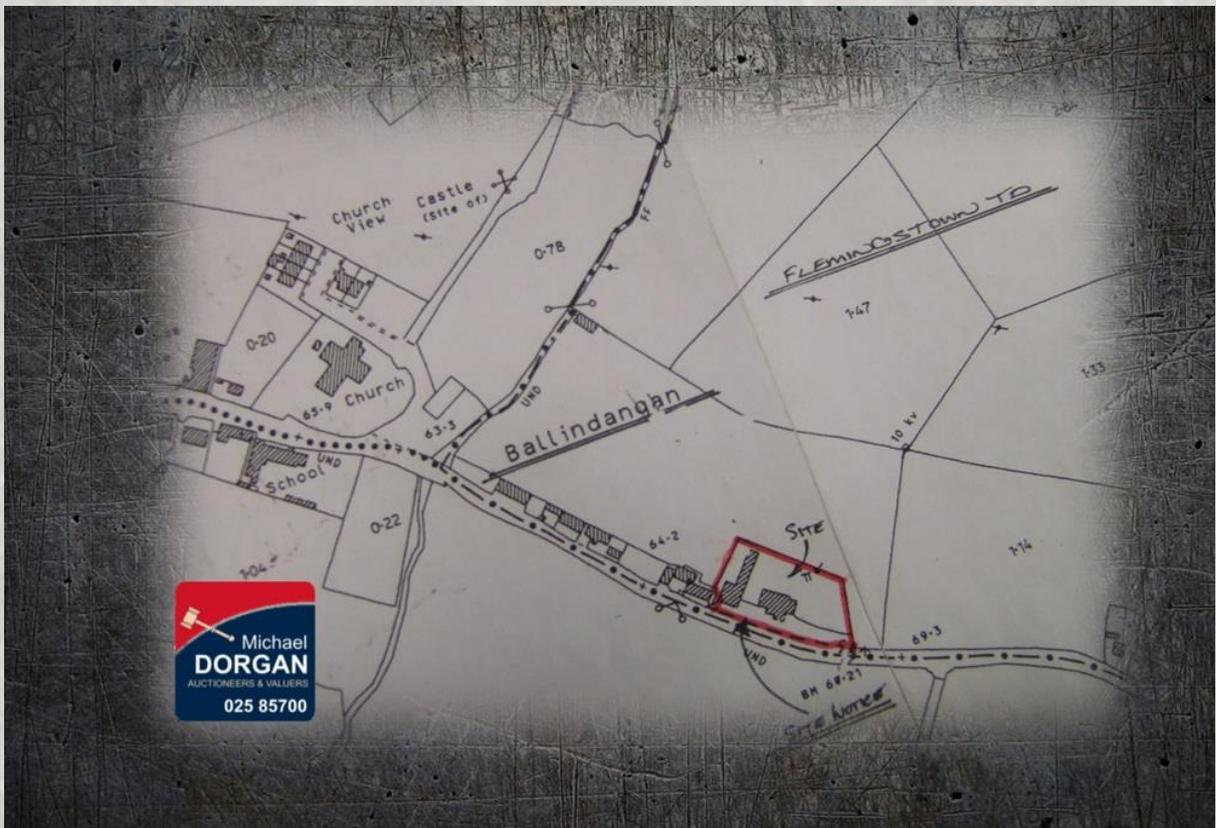
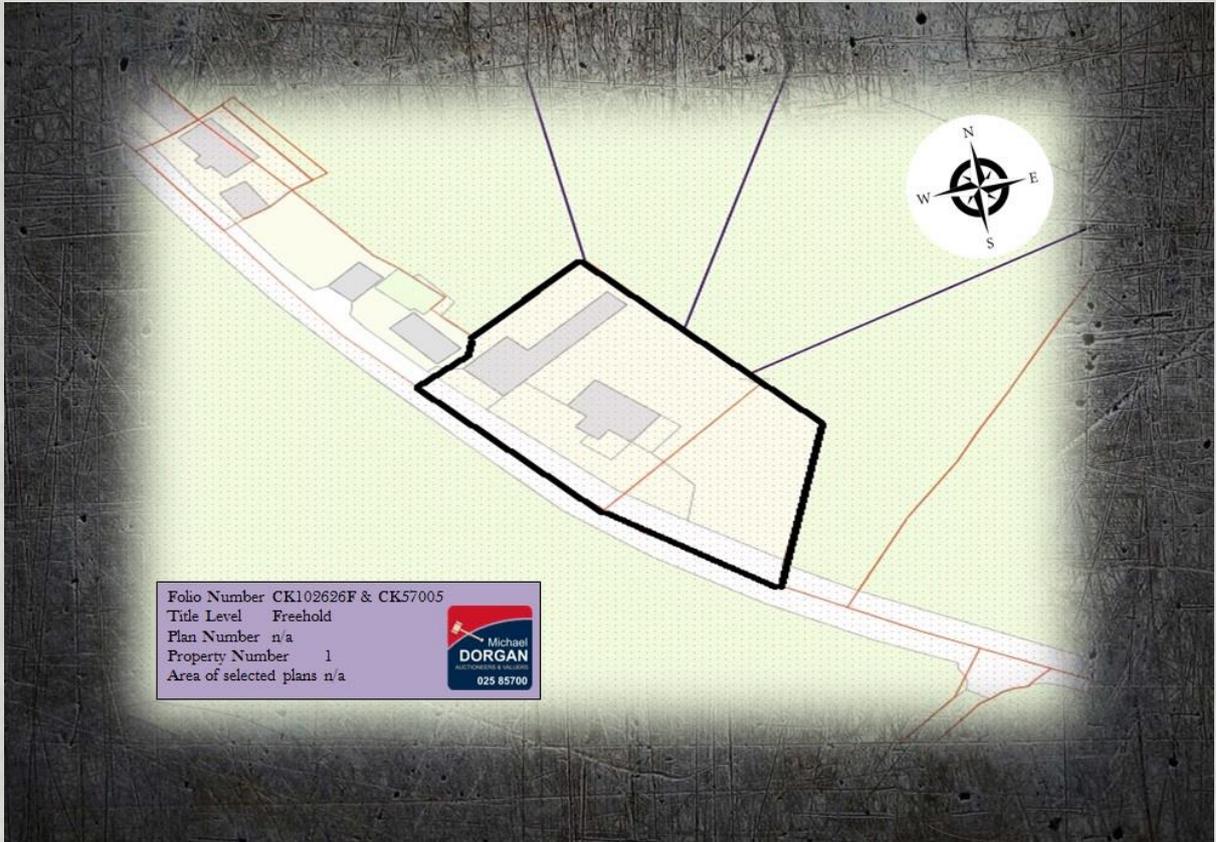


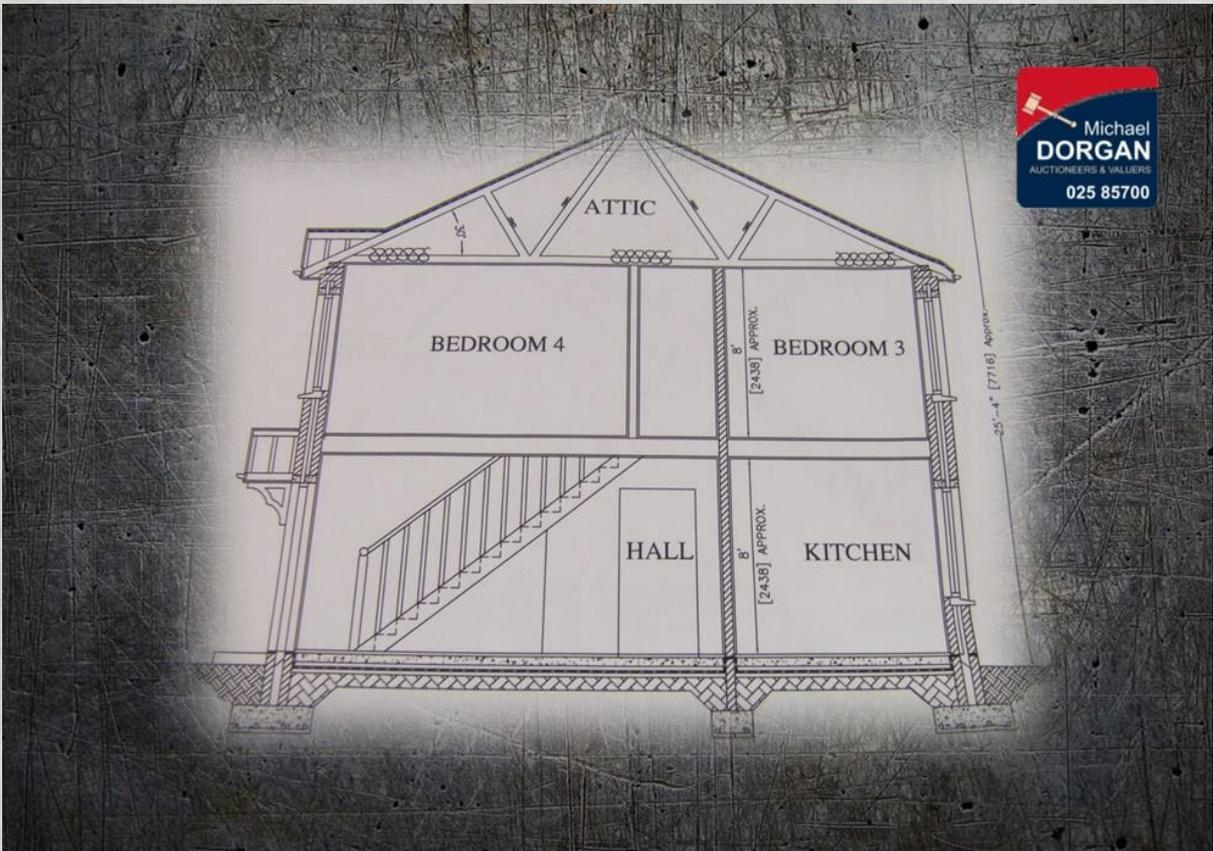
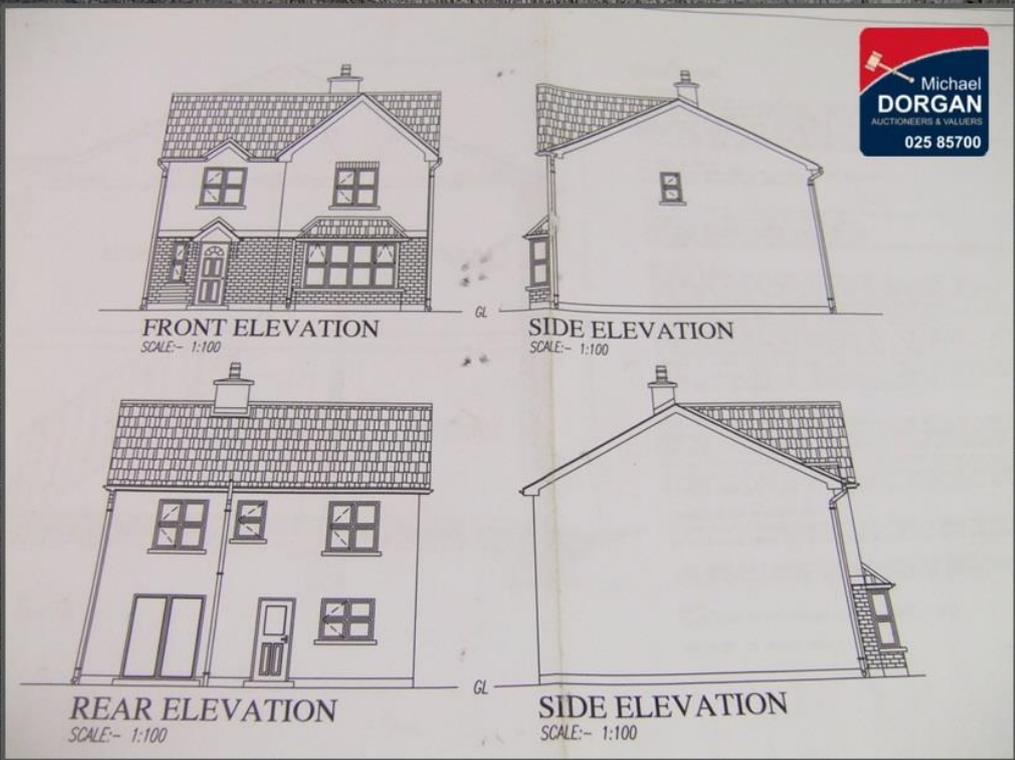
Description...

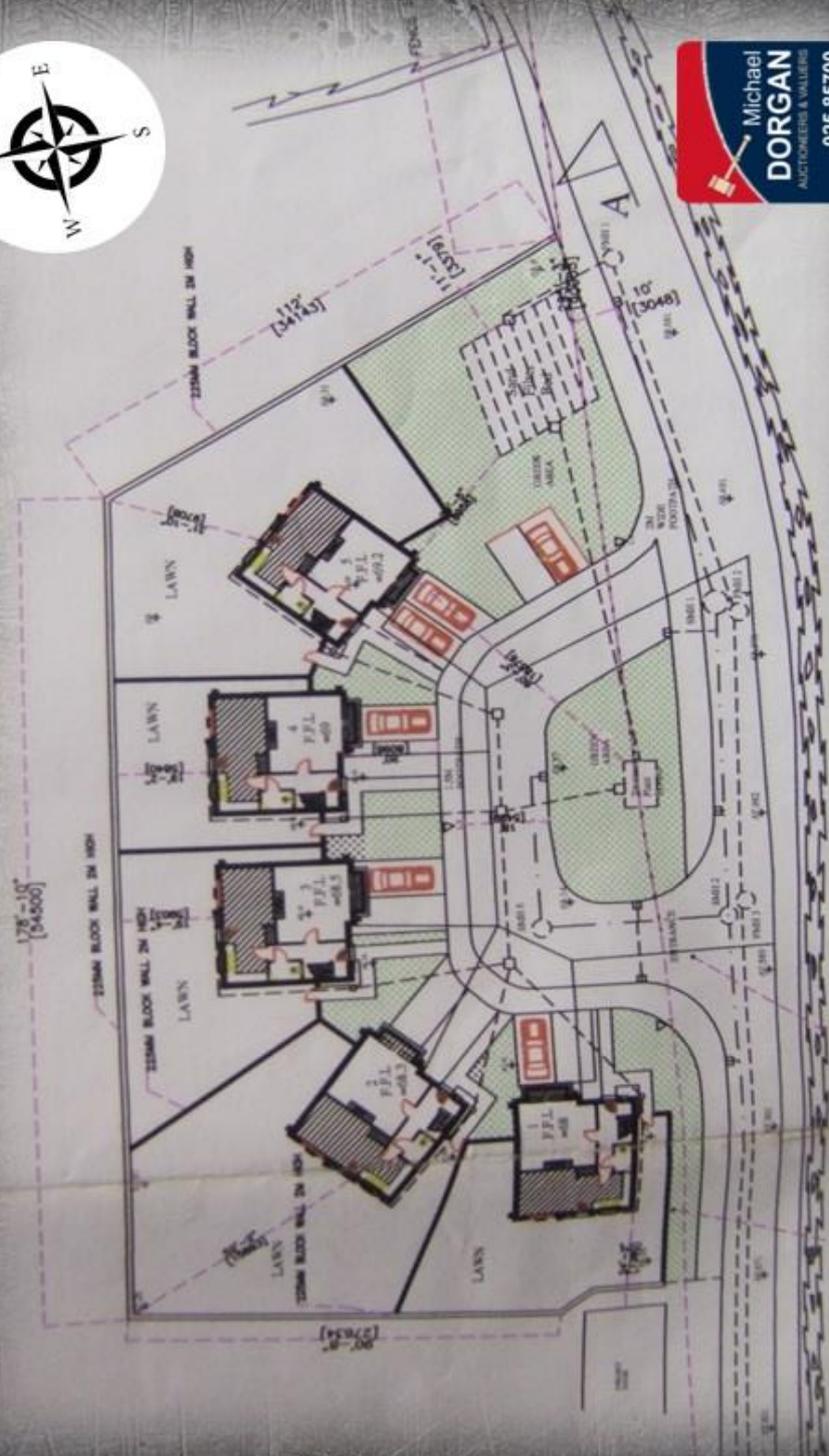
- C.0.55 of an acre of land with development potential.
- Previous planning permission (expired) granted for construction of 5 detached houses, reg no: 05/4216.
- Mentioned on 2015 local area plan 10.2.3 .
- 45minutes from the Jack Lynch tunnel.
- 10minutes from junction 13 of the M8 Motorway.
- Walking distance of National school.

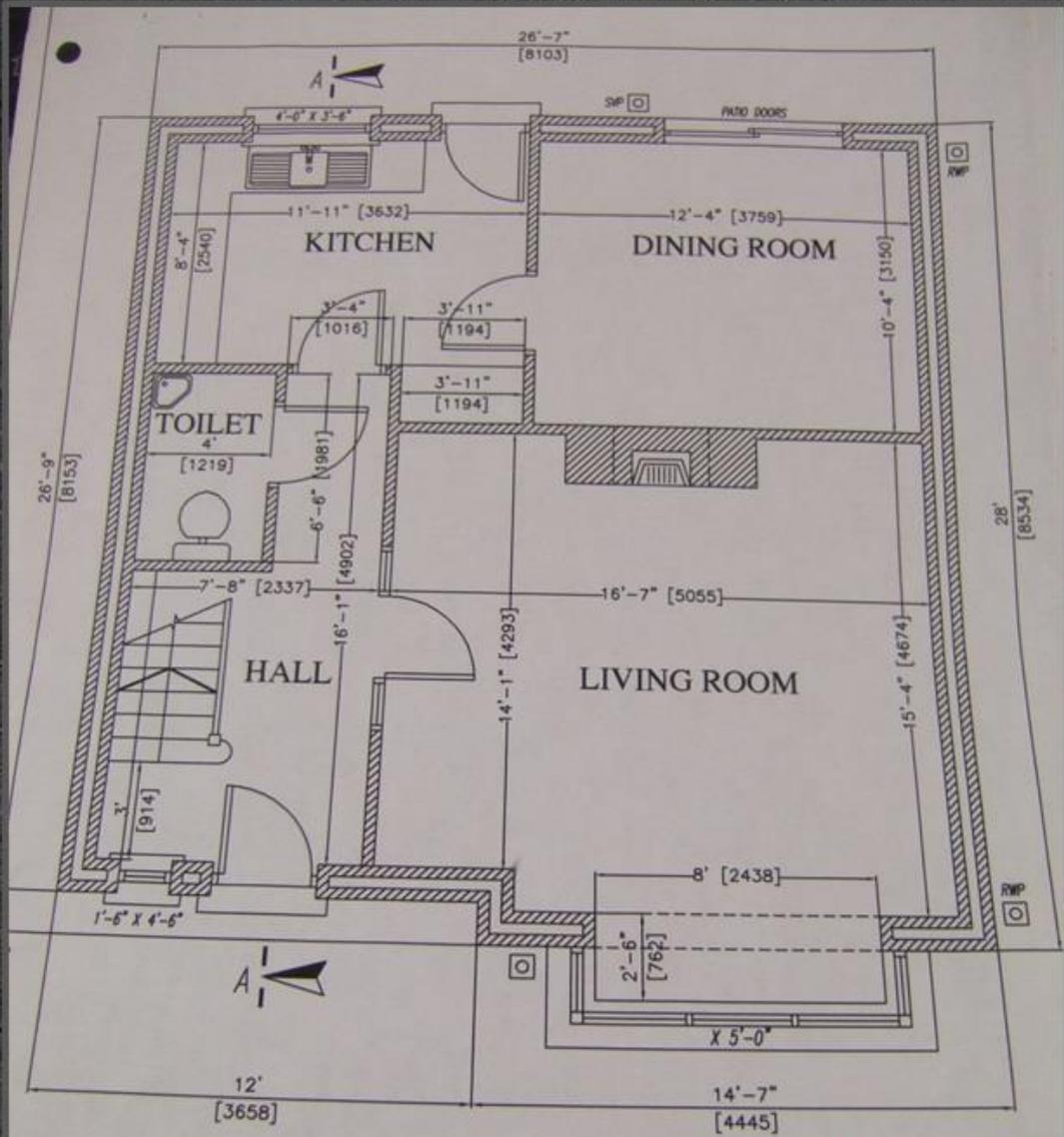


Documents:



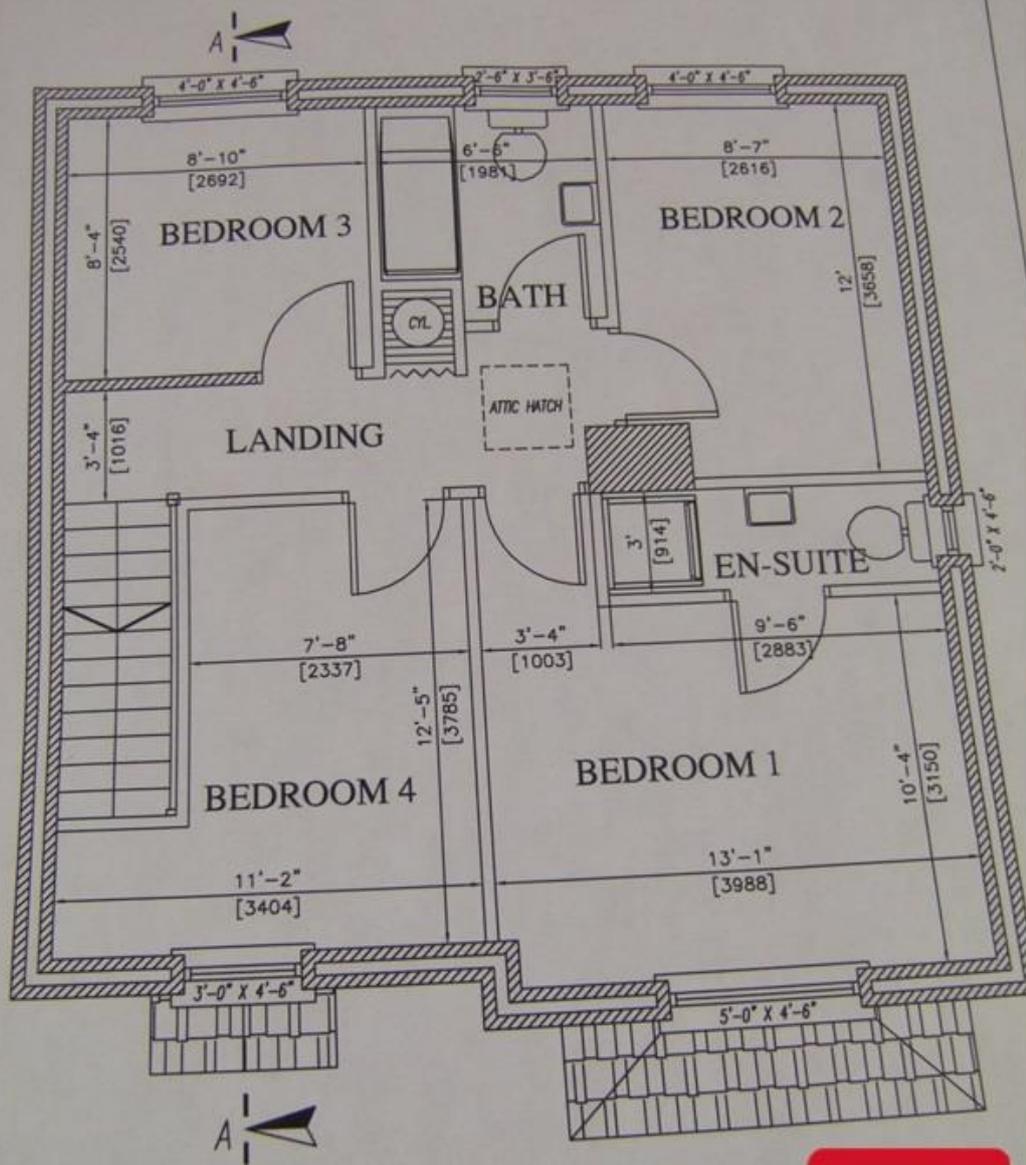






GROUND FLOOR PLAN
 FLOOR AREA: 644 SQ.FT. /60 SQ.MT.





FIRST FLOOR PLAN
 FLOOR AREA: 624 SQ.FT. /58 SQ.MT.


Michael DORGAN
 AUCTIONEERS & VALUERS
 025 85700

Rev. Date

10 Ballindangan

10.1 VISION AND CONTEXT

Over the lifetime of this Local Area Plan it is envisaged that the village will cater for a modest level of development, proportionate to its existing size. The village is most suited to the development of individual dwellings.

Strategic Context

Role in Settlement Strategy

10.1.1. Ballindangan is a very small settlement situated circa 6km southwest of Mitchelstown and north of Glanworth. In the overall strategy of this Plan, Ballindangan is designated as a village and is within the North Strategic Planning Area, as defined in the County Development Plan 2009.

10.1.2. The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

10.1.3. Ballindangan comprises a church, school, community hall and a handful of dwellings which has developed along a single spine road at a bridging point of the River. Little development has occurred over the lifetime of the last Plan and there are areas of dereliction prevalent. The road network in the area is very narrow.

10.2 PLANNING CONSIDERATIONS

Population and Housing

10.2.1. Although located only a short distance from Mitchelstown, the village has attracted very little development during the last Plan period. It is considered that the poor road network serving the area has been a contributory factor in this regard, coupled with the lack of services.

10.2.2. The geo-directory indicates the number of houses has risen from 21 in 2000 to 28 houses in 2010. This growth comprises individual dwellings on large sites at the edges of the large development boundary identified in 2005.

10.2.3. Permission was granted for the demolition of the creamery and construction of 5 dwellings in 2005 but no development has taken place to date.

10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. As outlined above there is a need to moderate growth within the villages of the electoral area in order to rebalance growth in favour of the towns and in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Cork Strategic Plan.

10.3.2. The major constraint facing the village is the lack of infrastructure, the very basic level of services on offer and the county roads system serving the village.

10.3.3. As previously outlined, very little development has taken place in the village during the last Plan period. The village core has been identified as being at risk of flooding and in this context it is considered that the scope for development within the village is limited.

10.4 PLANNING PROPOSALS

10.4.1. Over the lifetime of this plan it is considered that Ballindangan has very limited capacity for additional growth and is most suited to the provision of a small number of individual houses. Such growth is likely to be driven primarily by local needs. It is considered that the village could support the development of up to 5 dwellings in the period 2010-2020.

10.4.2. For the purpose of this plan the development boundary has been redrawn in an attempt to consolidate the settlement around the focal points of the church and school and avoiding those areas at risk of flooding east of the school. Sufficient lands remain to provide a choice of location and aspect within the village.

10.4.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

10.5 OBJECTIVES

10.5.1. The general objectives that apply within the development boundary of Ballindangan are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	<p>a) Within the development boundary of Ballindangan it is an objective to encourage development of up to 5 individual dwellings in the period 2010-2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB-01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives</p>

Table 10.1: Housing Trends

Geo-Directory	2000	2005	2010
Ballindangan	21	24	28

Infrastructure and Community Facilities

10.2.4. A septic tank provides primary treatment to the settlement and is currently overloaded. Future development of the village is therefore dependent upon the construction of a small sewage treatment plant. It should also be noted that the phosphorus levels of this section of the River Funshion are an issue in the receiving waters for this settlement.

10.2.5. The water supply is adequate to cater for current demand.

10.2.6. Ballindangan has basic services including a primary school with associated pitches, a church, community building and handball alley.

10.2.7. Parts of Ballindangan have been identified as being at risk of flooding. The areas at risk follow the path of the waterbody traversing the village. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

Employment and Economic Activity

10.2.8. Agriculture remains the primary employer for the area, namely dairy farming, with tillage providing seasonal variation. Alternative economic activity is limited and diversification is required, particularly in the current climate of the continuing downward trend in agriculture.

Environment & Heritage

10.2.9. There are three structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) – Castlettery Catholic Church of the Immaculate Conception, Ballymahow Bridge and Thatch House, and due consideration must be given to the preservation of these.

10.2.10. As detailed in the Draft Landscape Strategy 2008 Ballindangan is located in an area of the county where the landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Mootland Ridge.

Directions:



Terms:



Guide: €80,000

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

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.



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