



# Downey McCarthy

*....the people you can trust*

## Cluain Reidh, Ballymakeera, Ballyvourney, Co. Cork



## EXCELLENT DEVELOPMENT/ INVESTMENT OPPORTUNITY

14 no. units with common areas & 5.42 acres sold in 4 lots

ERA Downey McCarthy are delighted to present to the market this superb residential investment opportunity to acquire 14 no. units with common areas and 5.42 acres at Cluain Reidh, Ballymakeera, Ballyvourney, Co. Cork. The properties are being sold as is.

**60 South Mall, Cork.**

**Tel:** 021 4905000 | **Fax:** 021 4905005

**Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584



# Downey McCarthy

....the people you can trust

**Lot 1:** 14 no. units with common areas **AMV:** €500,000

**Lot 2:** 1.91 acres **AMV:** €50,000

**Lot 3:** 3.51 acres **AMV:** €75,000

**Lot 4:** Entire **AMV:** €625,000

- **Buyers responsible for completion of common areas.**
- **Site Resolution Plan approved by Cork County Council available upon request.**
- **Bond required.**
- **Lots 2 & 3 are suitable for development subject to planning permission.**

## THE PORTFOLIO CONSISTS OF THE FOLLOWING PROPERTIES:

HOUSE	TYPE	SIZE	STATUS	BER
1 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	Complete	C1
5 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	Complete	C2
6 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	Complete	C2
9 Cluain Reidh	4 bedroom detached	2,404 sq.ft.	First Fix	C3
10 Cluain Reidh	4 bedroom detached	2,404 sq.ft.	First Fix	C2
11 Cluain Reidh	4 bedroom detached	2,136 sq.ft.	First Fix	E1
12 Cluain Reidh	4 bedroom detached	2,136 sq.ft.	First Fix	E1
14 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	First Fix	E1
15 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	First Fix	E1
16 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	First Fix	D1
17 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	First Fix	D1
18 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	First Fix	C3
19 Cluain Reidh	3 bedroom semi detached	1,082 sq.ft.	Complete	C3
40 Cluain Reidh	3 bedroom end of terrace	945 sq.ft.	First Fix	D1



1 Cluain Reidh



5 Cluain Reidh



6 Cluain Reidh



9 Cluain Reidh



10 Cluain Reidh



11 Cluain Reidh



12 Cluain Reidh



14 Cluain Reidh



15 Cluain Reidh



16 Cluain Reidh



17 Cluain Reidh



18 Cluain Reidh



19 Cluain Reidh



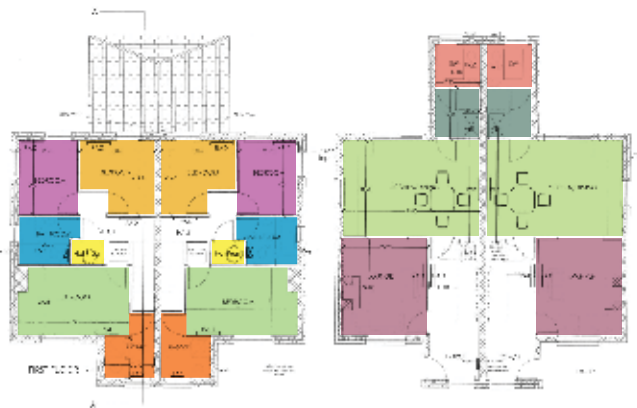
40 Cluain Reidh



PROPERTY TYPE: 4 BEDROOM DETACHED



PROPERTY TYPE: 3 BEDROOM SEMI DETACHED



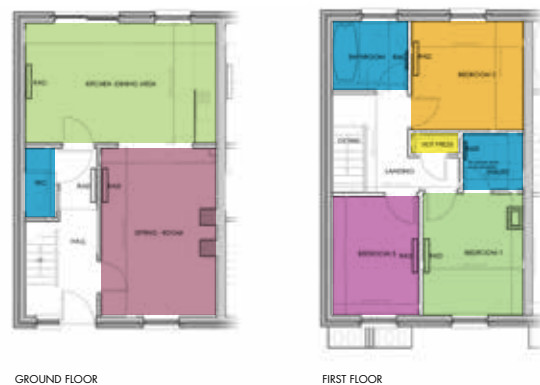
**Agent:**

Sean McCarthy,  
**Tel:** 021-4905000  
**Mobile:** 086-8385768  
**Email:** sean@eracork.ie

**Solicitor:**

Brendan Cunningham  
 Ronan Daly Jermyn  
 2 Park Place,  
 City Gate Park,  
 Mahon Point, Cork.  
**Tel:** (021) 480 2700

PROPERTY TYPE: 3 BED END OF TERRACE



**VAT CLAUSE**

**Definitions**

**In this Special Condition:**

"Accountable Person", "Immovable Goods" and "Taxable Person" have the meanings attributed to those terms by Section 2(1) of the VAT Act;

"Freehold Equivalent Interest" has the meaning attributed to that term under Section 2 and Section 19(2) of the VAT Act;

"Interest" has the meaning attributed to that term in Section 93(1)(a) of the VAT Act;

"VAT" means Value Added Tax;

"VAT Act" means Value-Added Tax Consolidation Act 2010 and related VAT regulations.

Vendor charges VAT at the Appropriate Reduced Rate

**Lot 1 :**

In addition to the Purchase Price, the Purchaser shall pay to the Vendor the amount of any VAT as shall be exigible in relation to the Sale, same to be calculated in accordance with the provisions of the VAT Act and the Purchaser shall pay this amount to the Vendor on the later of the completion of the Sale or when an invoice is required to be issued by the Vendor in accordance with the provisions of the VAT Act on delivery of such invoice to the Purchaser.

**Lots 2 & 3 : VAT Exempt**

**Disclaimer**

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or 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. The details are issued on the understanding that all negotiations on any property are conducted through this office.

**60 South Mall, Cork.**

**Tel:** 021 4905000 | **Fax:** 021 4905005

**Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584