



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## **For Sale – Carrigroe, Clonakilty Co. Cork**

Land for sale – subject to planning

Peacefully situated in a lovely wooded setting – c. 0.624 acres / 0.252 hectares  
About 1 mile from The Pike & 3 miles from Clonakilty  
Previous planning on the property expired circa 2001  
Planning Register Reference No. W/96/0004

PSR No. 001102

**Asking Price € 55,000**

A: Faxbridge Roundabout, Clonakilty, West Cork  
P: 023-8859111 M: 086-8500967 E: info@martinkelleher.ie  
[www.martinkelleher.ie](http://www.martinkelleher.ie)





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Peacefully situated in a lovely wooded setting, this plot of land, c. 0.624 acres / 0.252 hectares, is conveniently situated about 1 mile from The Pike & 3 miles from Clonakilty. Nearby beaches include Red Strand, Long Strand, Owenahincha and the Galley Head. The land would make for an excellent location for a dwelling subject to planning permission. Planning previously existed on the property for a dwelling house which expired c. 2001. Planning Register Reference no. W/96/0004.



### **Directions**

From Clonakilty head west on the N71 towards Rosscarbery, turn left at the Pike Bar & take the 2<sup>nd</sup> road to the right, which is going up a hill. The land is approx. 1 km from that point on the right hand side with a steel gate going into it.

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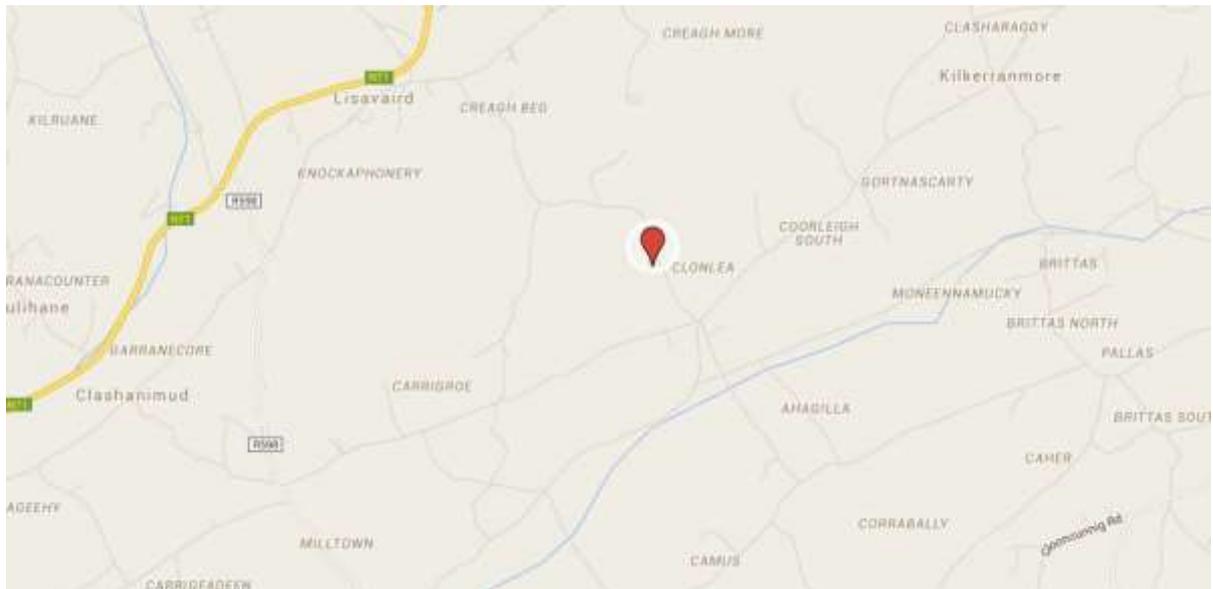
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### Location Map



#### Important Notice

We have prepared these property particulars as a general guide to the broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.

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