

For Sale by Private Treaty

Ballyshane

Glenroe o Co. Limerick



C.1 Acre Site, Previous Planning Permission

Guide €50,000

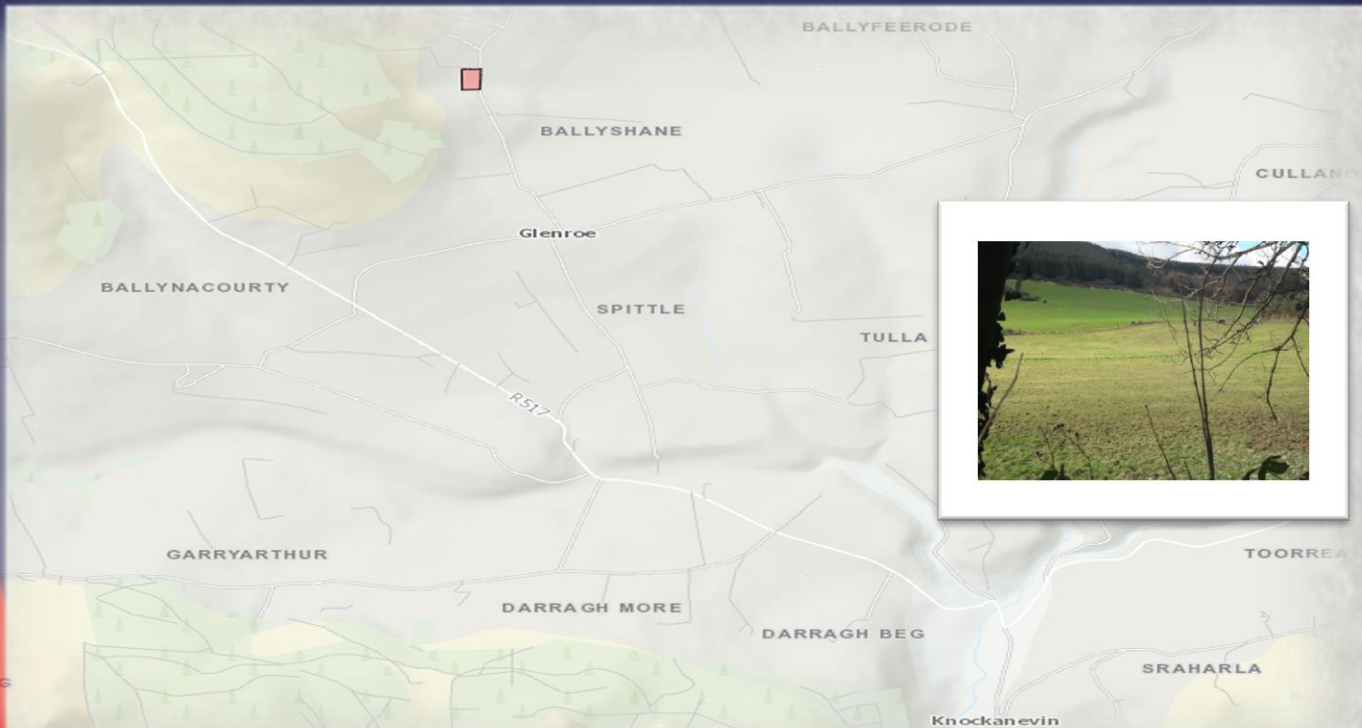
Michael Dorgan Auctioneers and Valuers are delighted to be able to offer this rare large C. 1 acre site with superb countryside views to the market. Located just 1km from Glenroe Church. A short drive from Mitchelstown & the M8 Motorway. 10minutes from Kilfinane, 15minutes from Kilmallock. Previous full planning permission (expired) with no restrictions on applicant. Viewing & further information available from sole selling agent:

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork
www.michaeldorgan.ie
T: 025 85700 F: 025 85708

www.daft.ie
www.myhome.ie



Location

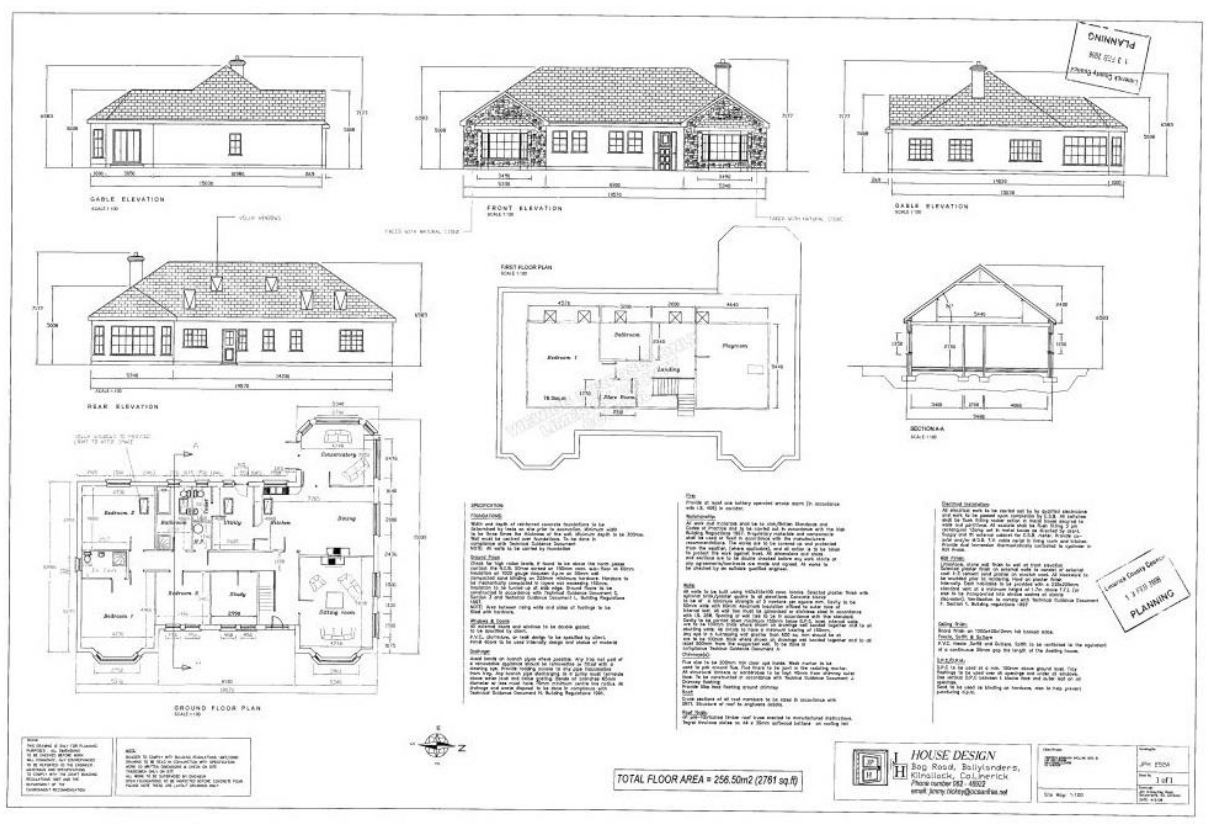


Located just off the R517 Limerick Rd at Glenroe Village, a stones throw from the amenities of Mitchelstown & Fermoy. Limerick & Tipperary are all within a short drive. The M8 Motorway is easily accessed at Junction 12 (10 minutes), with the property just 45 minutes from the Jack Lynch Tunnel. Despite such convenience the site benefits greatly from a picturesque scenic location the most superb countryside views. Fishing, hill walking & equestrian activities are all prominent close-by.

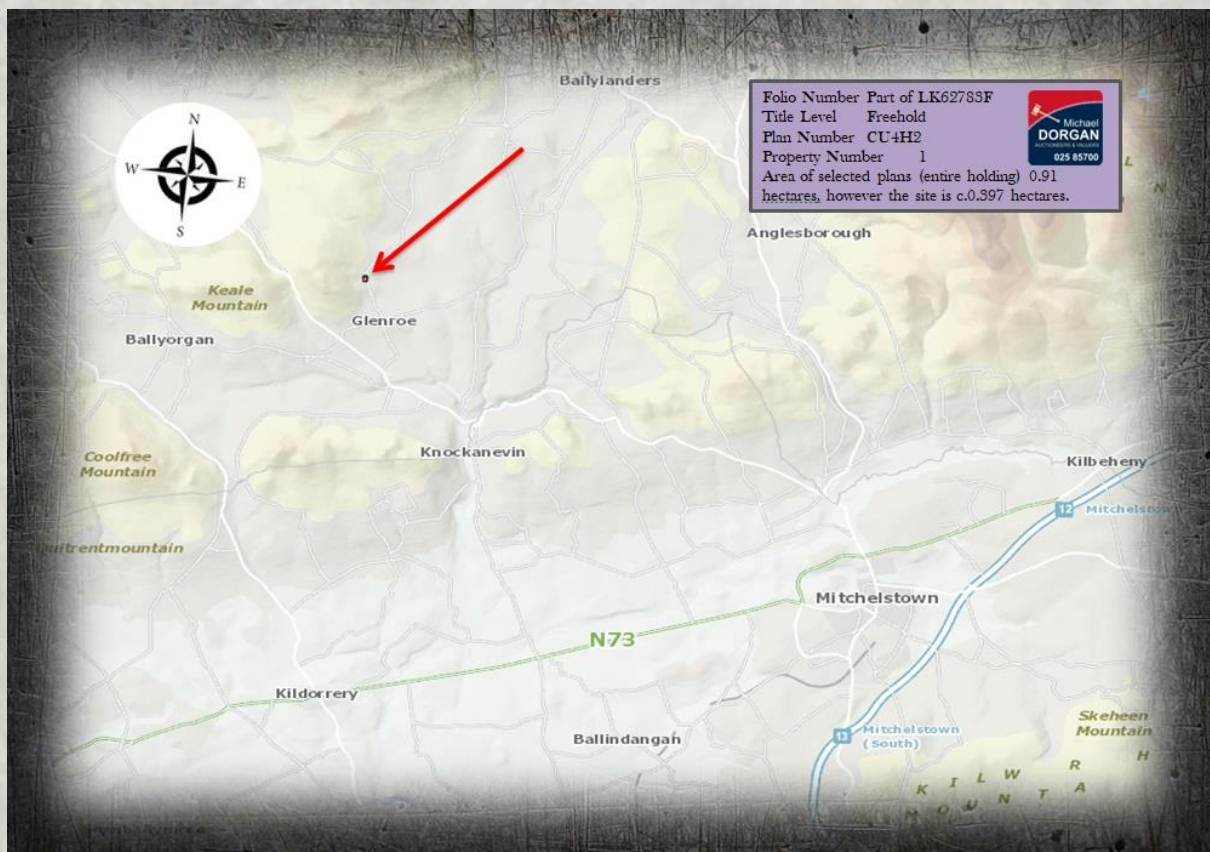


Description...

- Large C.1 acre of site.
- Adjacent services. (Group water).
- Unrivalled mountain views.
- Short distance from the M8 motorway.
- 45minutes from Jack Lynch Tunnel.
- Superb countryside views.
- Previous full planning permission 08/269 with no restrictions on applicant.



Documents:



Planning:

LIMERICK COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS, 2000 - 2006

NOTIFICATION OF GRANT OF PERMISSION

PLANNING REGISTER NUMBER : 08/269

APPLICATION RECEIPT DATE: 13/02/2008

Permission for the construction of 2 no. dwellings, garages, waste water treatment systems, percolation areas, main entrances, agricultural entrance and all associated site works at Ballyshane Glenroe .

Further to the Order dated: 18/08/2008

Permission has been granted for the development described above subject to the 13 condition(s) set out on the Schedule which accompanied the Notification of the Council's Decision dated 18/08/2008.

Signed on behalf of the said Council

(for) Director of Services
Planning & Development
Date: 25/09/2008

Please note that the provisions of Planning & Development Acts, 2000 - 2006 limits the duration of a planning permission to a period of five years from the date hereof.

Michael Dorgan Auctioneers & Valuers



SITE FOR SALE

Michael DORGAN
 AUCTIONEERS & VALUERS
 025 85700

Limerick City and County Council - Planning Enquiry

Applications on Map (1) 00209 [Show Details](#)

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Planning Application Details

Application Details

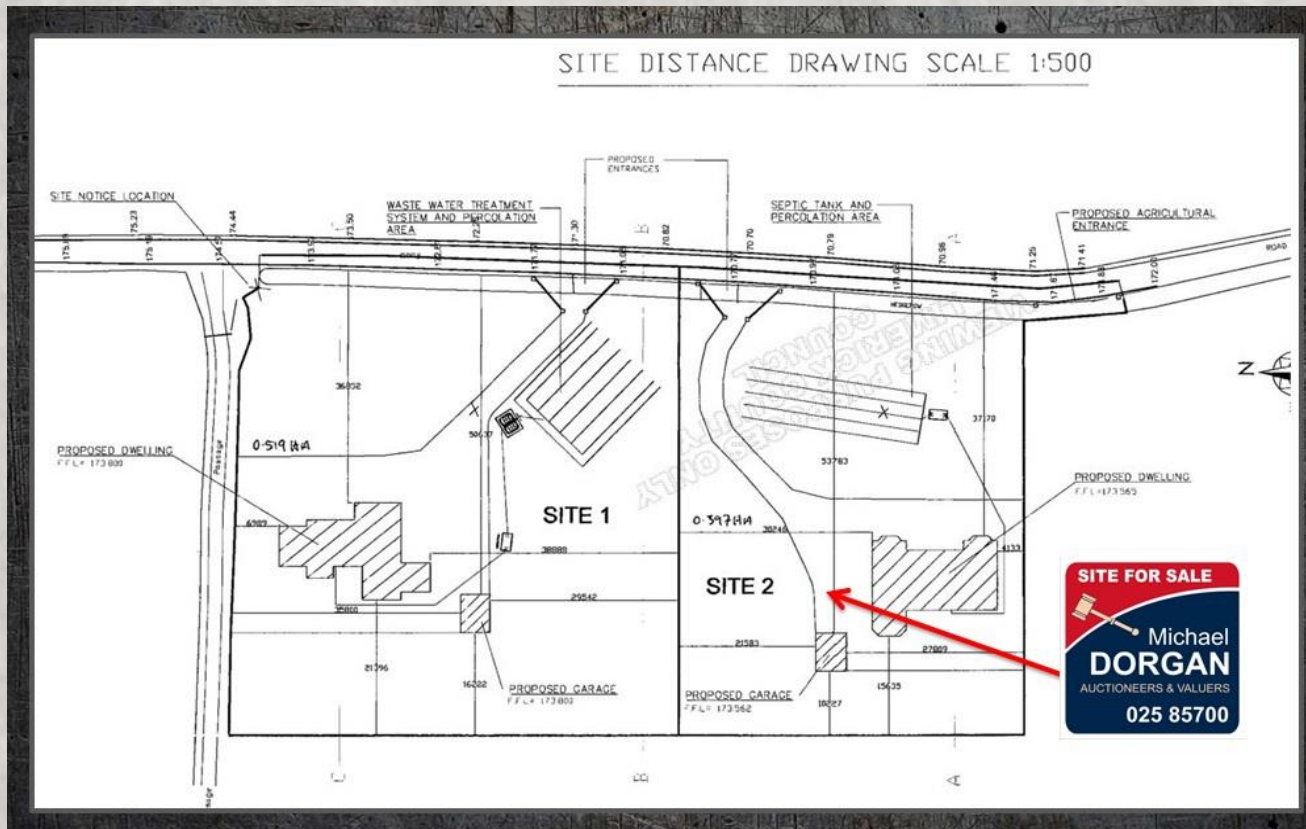
Planning Number: 00209
 Local Authority: Limerick County Council
 Engineering Area: 5
 Planner: Kilmallock Area Planner
 Applicant Name: Sullaghane
 Development Address: Glenties

Application Status

Date Received: 13/02/2008
 Submitted By: via
 Due Date: 19/08/2008 #
 Decision: 18/08/2008
 Decision Date (MO): APPLICATION FINALISED
 Application Status: 25/09/2008
 Grant Date: 25/09/2008
 * Submissions By Date Symbol Description
 # In accordance with Article 31 of the Planning and Development Regulations (2001), the Council may, on occasion, issue a planning decision within 3 days of the stated due date.

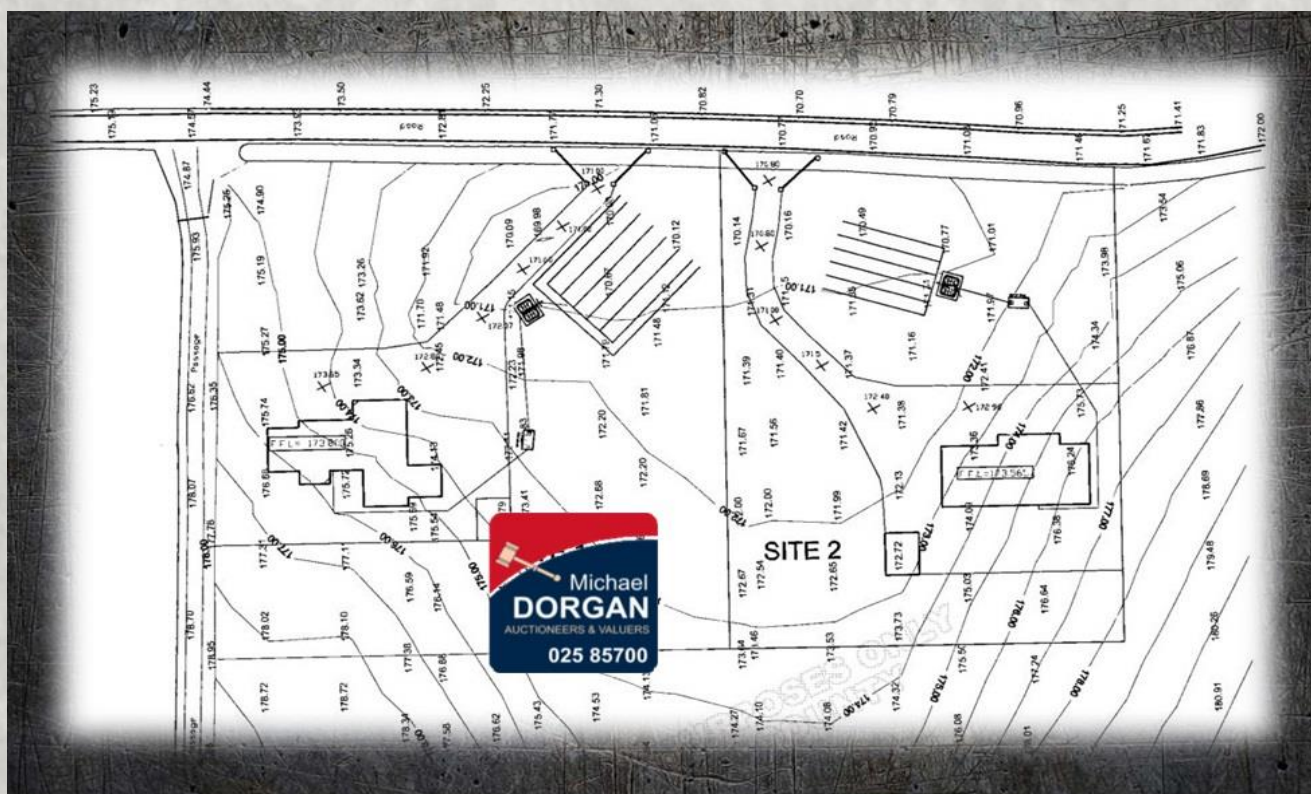
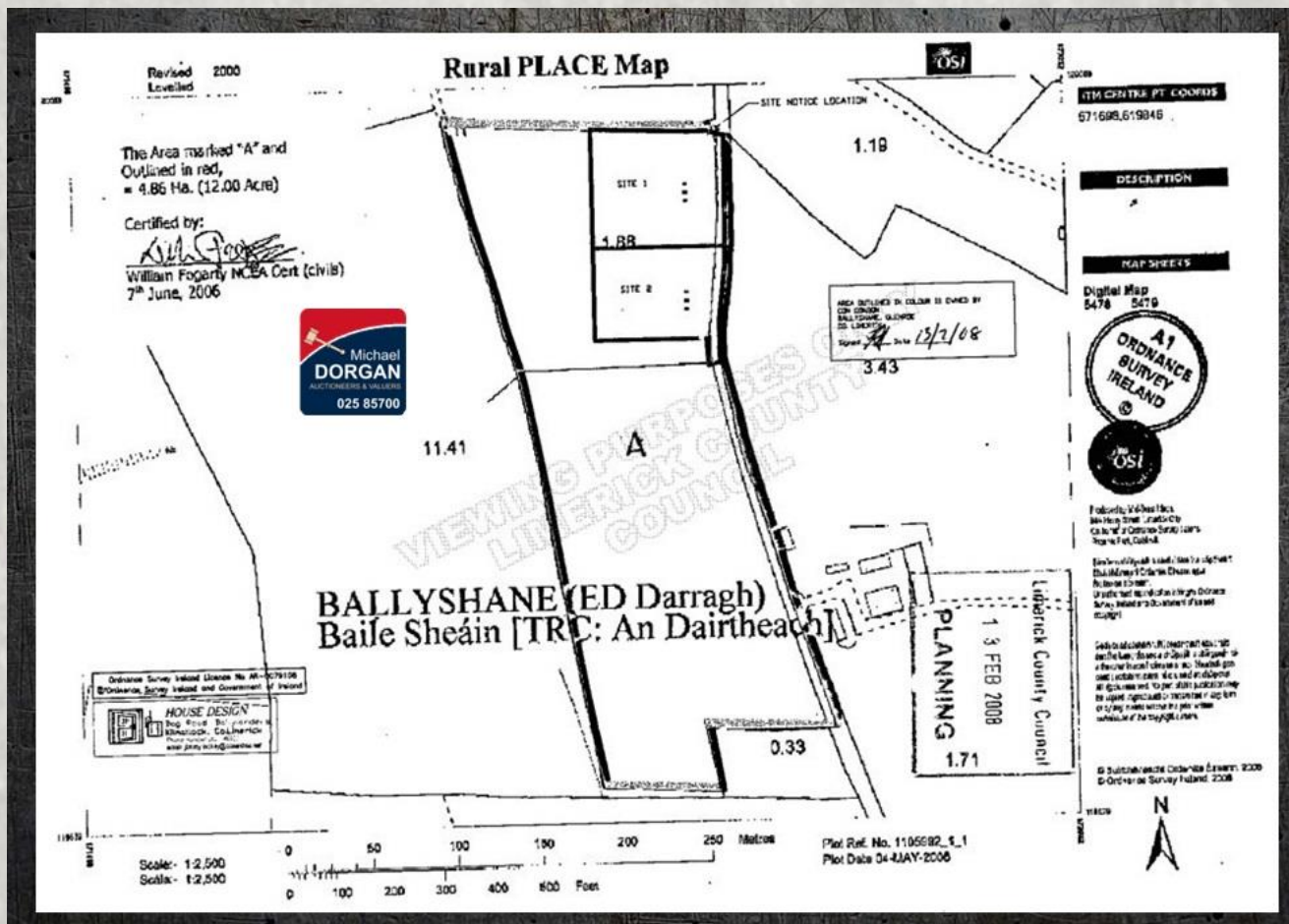
Application Type

Type: PERMISSION
 Development Description: the construction of 2 no. dwellings, garages, waste water treatment systems, percolation areas, main entrances, agricultural entrance and all associated site works



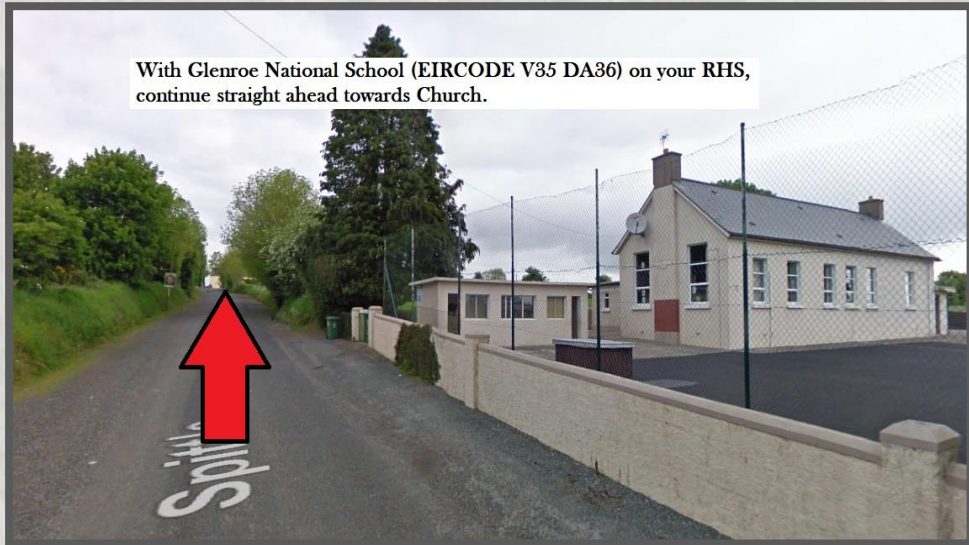
SITE FOR SALE

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Directions:

With Glenroe National School (EIRCODE V35 DA36) on your RHS, continue straight ahead towards Church.

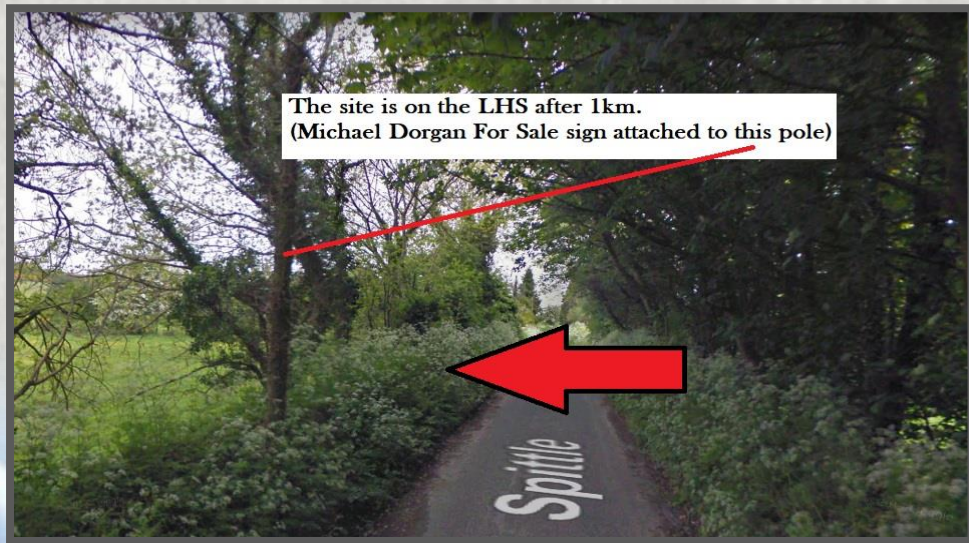


At Church, turn right towards Ballylanders.



After 10metres, turn left (just after Church).





Terms:



Guide: €50,000

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.

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.

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