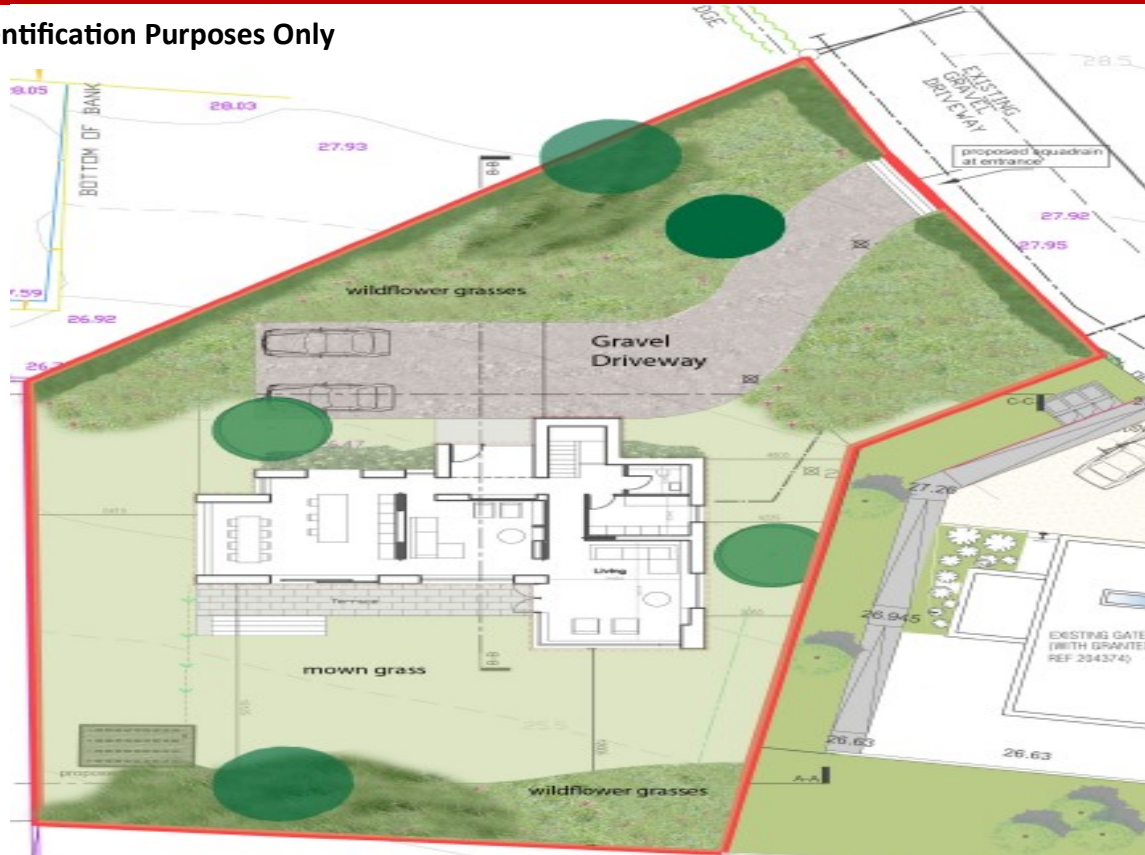


### Site at Grove House, Rushbrooke Cobh, Co. Cork

For Identification Purposes Only



**021 427 77 17**

> [www.cohalandowning.ie](http://www.cohalandowning.ie)

- > Site (0.10Ha/0.25Ac) with full planning permission for the construction of two storey detached dwelling.
- > Total area of New Dwellings 243.5sqm/2,621sqft.
- > Planning Reference No. 2104770

**Contact:**

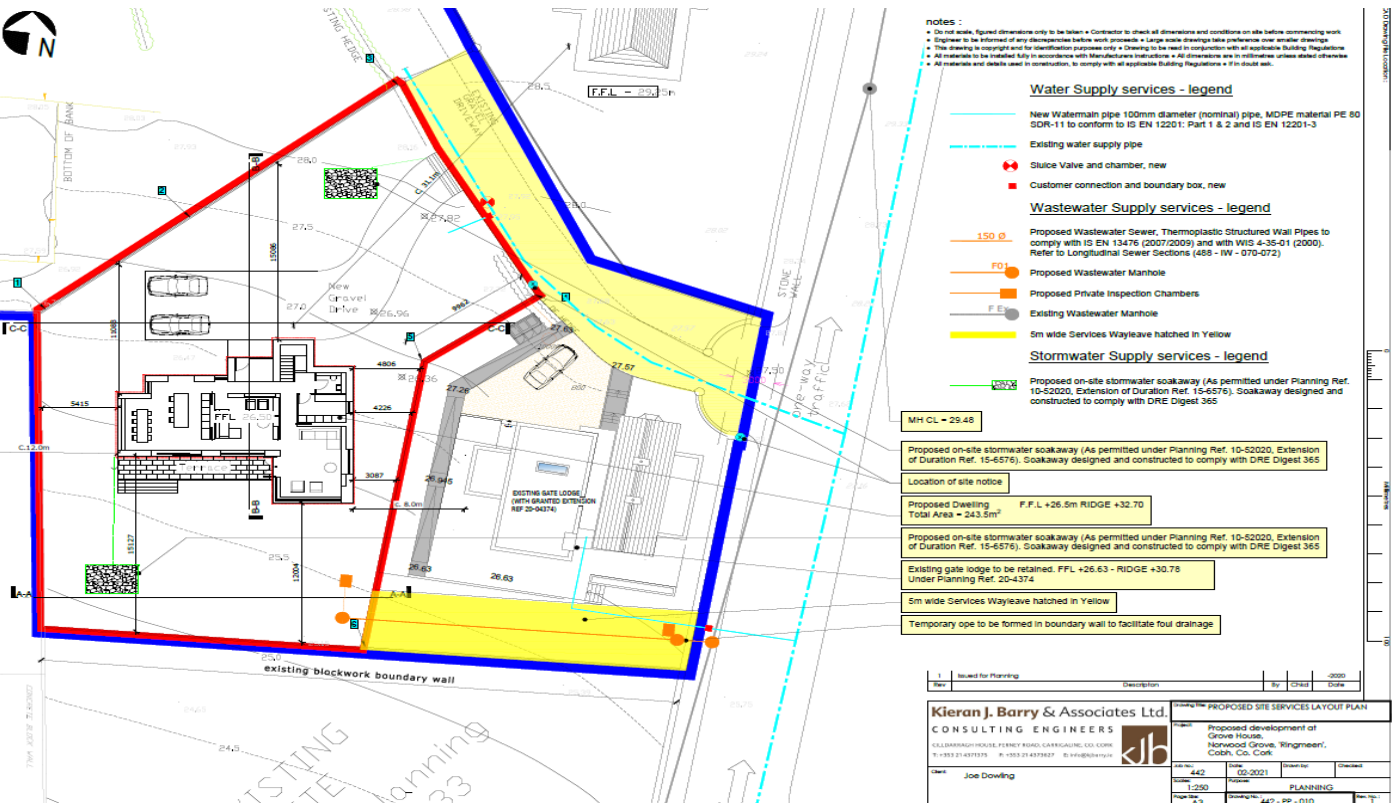
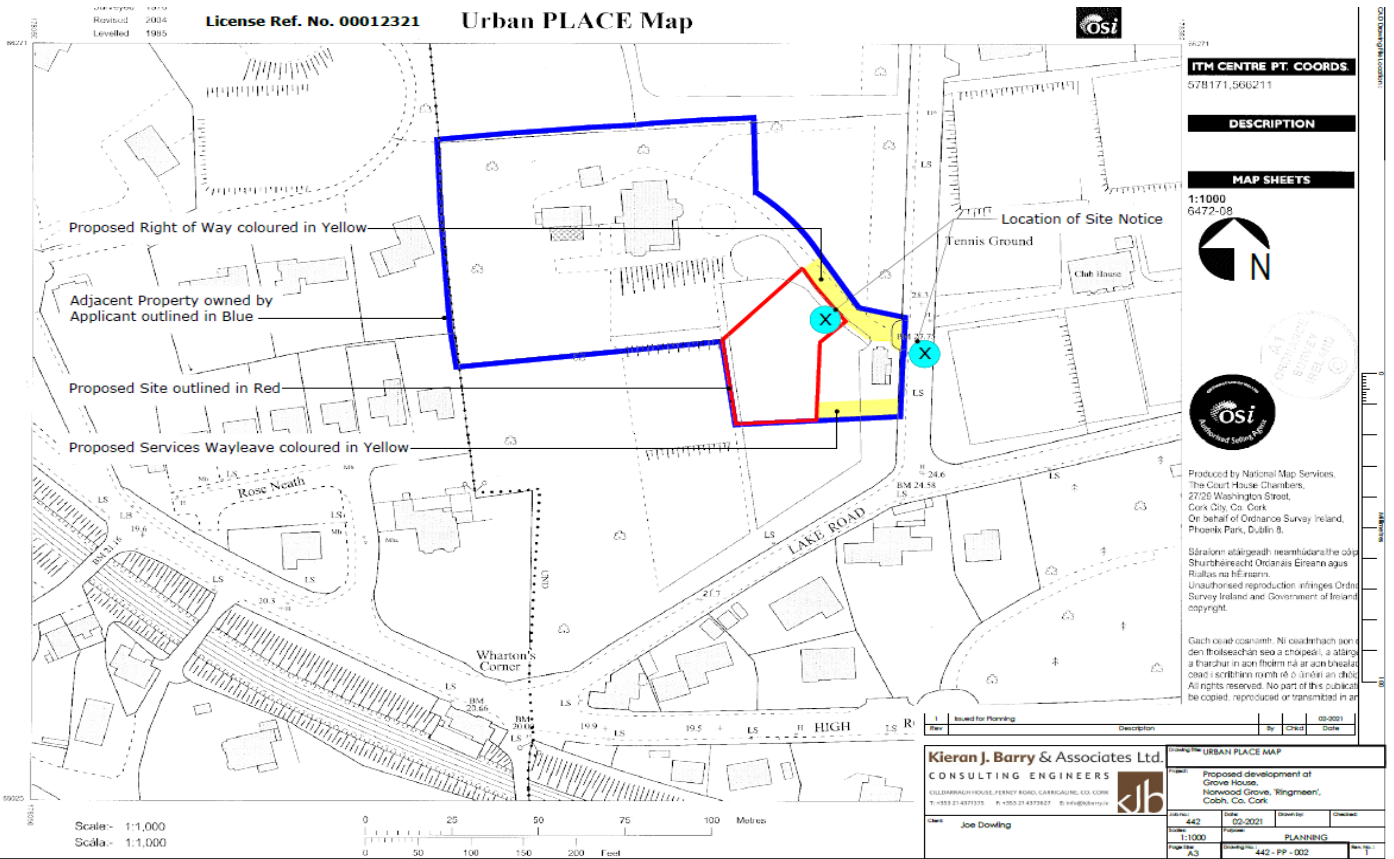
Malcolm Tyrrell

M) 087 255 4116 E) [mtyrrell@cohalandowning.ie](mailto:mtyrrell@cohalandowning.ie)

FOR SALE BY PRIVATE TREATY

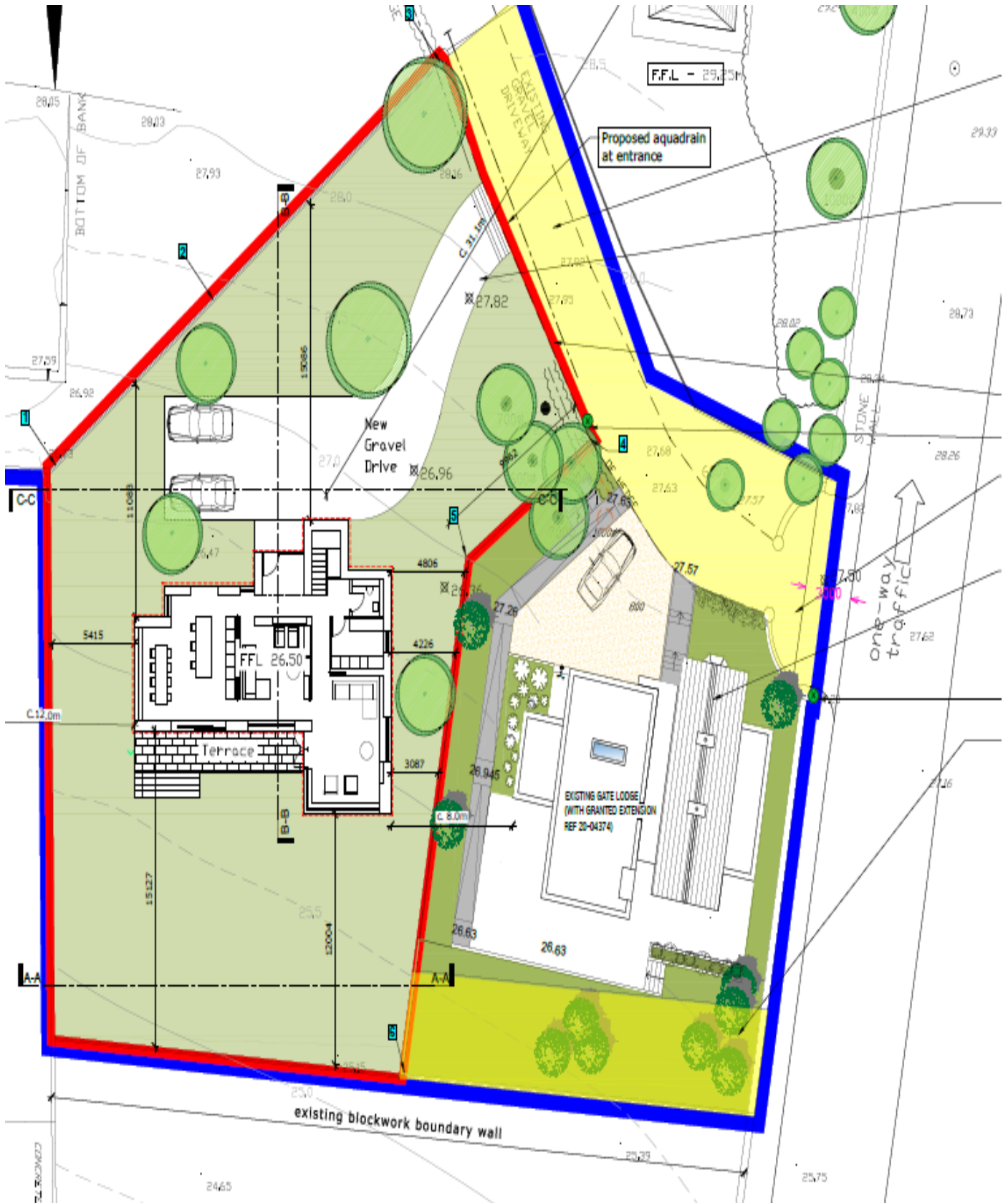
Viewings Strictly By Appointment With Sole Agency

**SITE MAPS  
FOR IDENTIFICATION PURPOSES ONLY  
SITE OUTLINED IN RED**



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

**SITE MAP  
FOR IDENTIFICATION PURPOSES ONLY  
SITE OUTLINED IN RED**

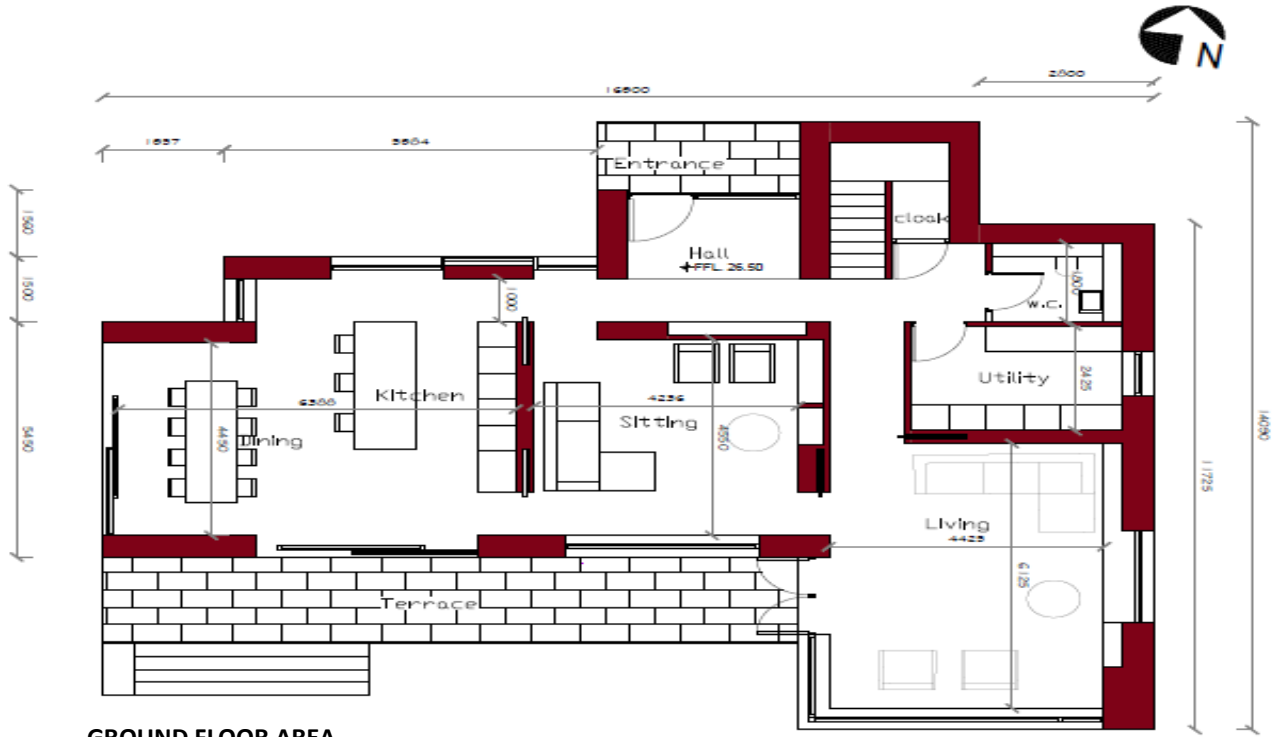


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# FLOOR PLANS

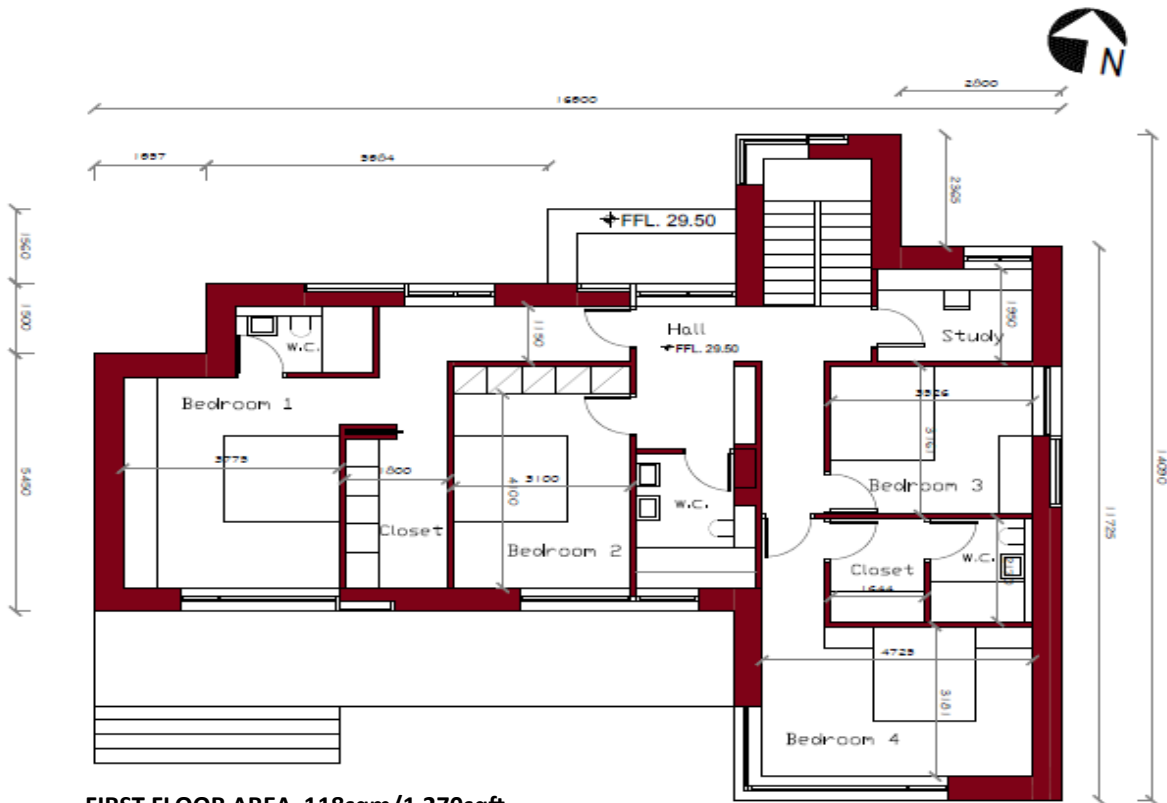
TOTAL FLOOR AREA:

243sqm/2,615.63sqft



GROUND FLOOR AREA

124.7sqm/1,342sqft

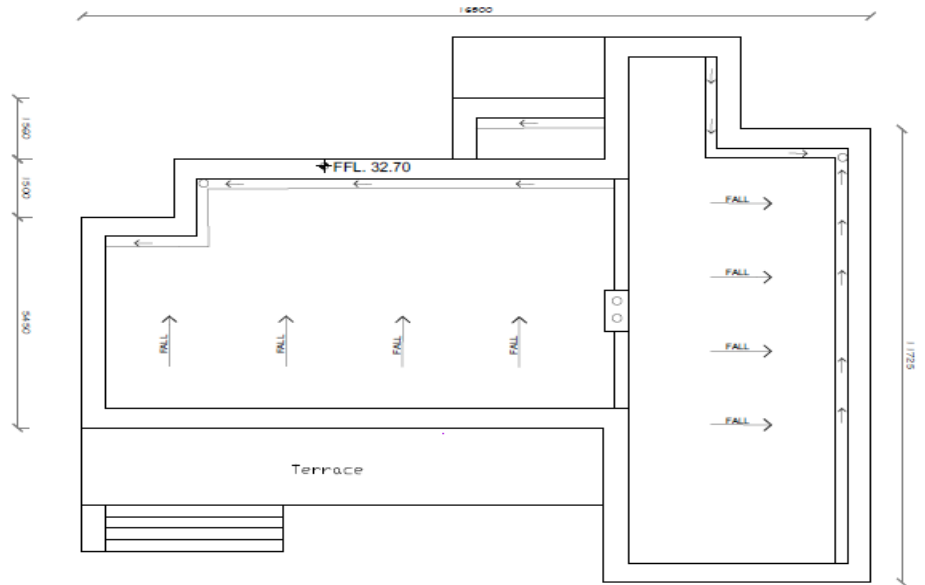


FIRST FLOOR AREA 118sqm/1,270sqft

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

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**ROOF PLAN &  
LOCATION MAP  
FOR IDENTIFICATION PURPOSES ONLY**



1 Proposed Roof Plan  
FL 100 Scale 1:100



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