



Site For Sale c.1.56 Acres with FPP
Coolbunia, Checkpoint, Co. Waterford.
Price On Application





VIEW FROM PERMISSIONED HOUSE



SITE BOUNDARY AERIAL VIEW



AERIAL VIEW SHOWING THE BARROW BRIDGE

DESCRIPTION

Unique opportunity to purchase a large, elevated site with breathtaking river views, extending to c. 1.56 Acres. The site is located within the townland of Coolbunia between Faithlegg and the Village of Cheekpoint, c.9km from University Hospital Waterford and the many amenities of the Eastern suburbs of Waterford City. Zoned residential, the site already has planning permission for a single detached residence of c.3,500 sq.ft. with potential for planning permission for a second residence. The site has access to mains water and waste water services and adjoins the main public roadway from Faithlegg to Cheekpoint at the upper Western side of the site, with a secondary access also from the lower Eastern side of the site at Russianside, Cheekpoint.

LOCATION

Situated on the Eastern side of Cheekpoint overlooking the estuary just above the confluence of the River Suir and the River Barrow, the property is located c. 11 km from Waterford City Centre and c. 9 km from Waterford University Hospital, c. 5km from the Passage East Car Ferry and c. 16 km from Dunmore East. The property is situated within easy walking distance of Cheekpoint Village and harbour, which has the benefit of a new marina. Local amenities also include a shop and post office, playground, and Faithlegg National School, all within easy walking distance. The site is c. 2Km from Faithlegg House Hotel and Golf Club. There are some splendid local walks and treks close by at The Minaun, while the Hurthill walk takes you on a fantastic riverside trail from Faithlegg to Passage East.

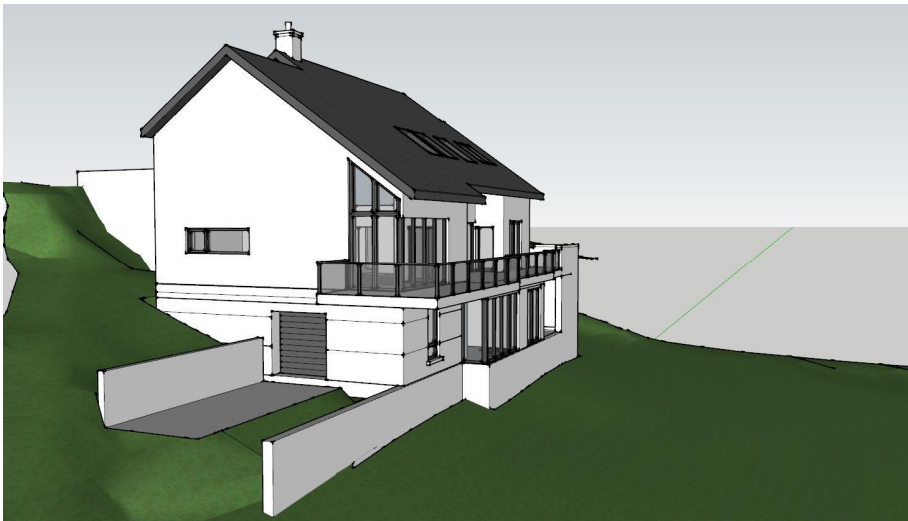
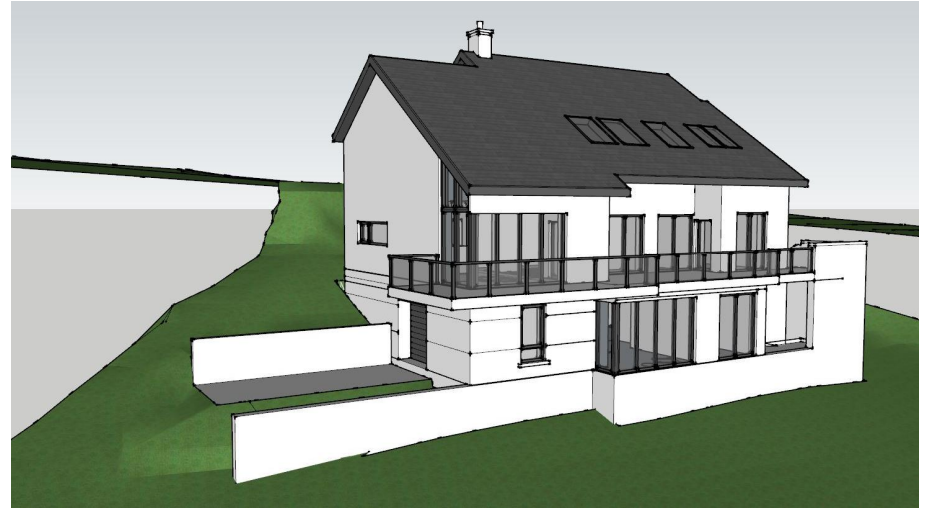
FEATURES

Full Planning Permission for c. 3,500 sq.ft. Four Bedroom Residence
Lands Zoned Residential / Potential for second site or alternative house type
Breathtaking views of the Estuary and the River Suir
Ideally located c. 9km from Waterford University Hospital and the Ardkeen Shopping Complex.
Within walking distance of Cheekpoint Village and Marina
Within easy walking distance of Faithlegg Primary School and local shop / post office and playground
c. 2km from Faithlegg House Hotel and Golf Club

ASKING PRICE

€ PRICE ON APPLICATION

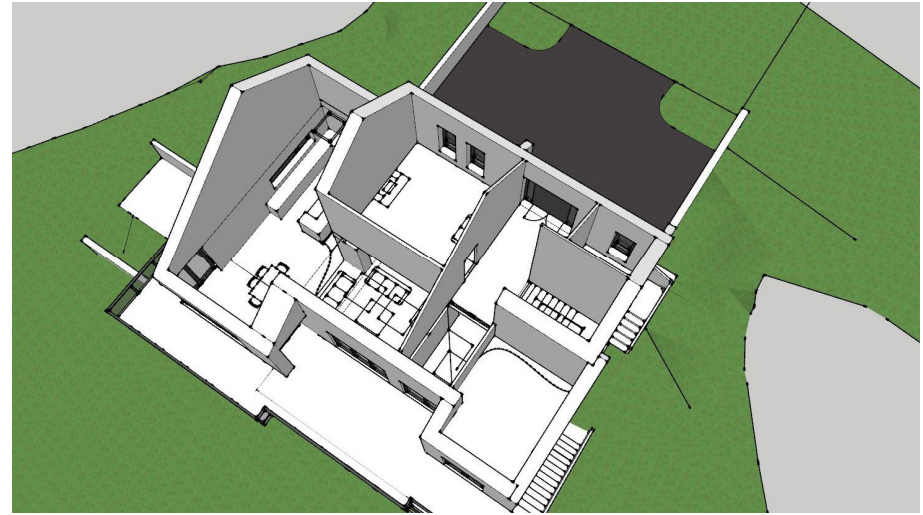




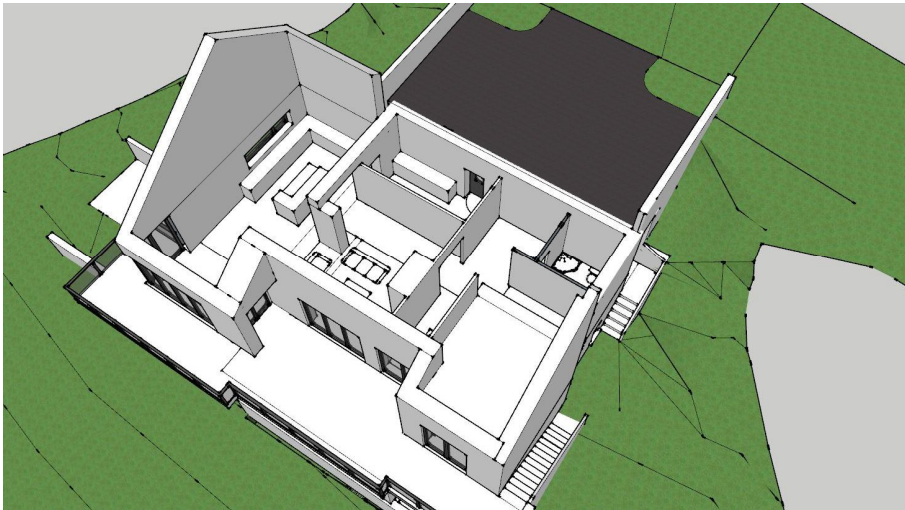
RIVERSIDE ELEVATIONS – SPLIT LEVEL C.3,500 SQ.FT. FOUR BEDROOM DETACHED RESIDENCE. FPP GRANTED UNDER PLANNING REFERENCE NO. 20366.



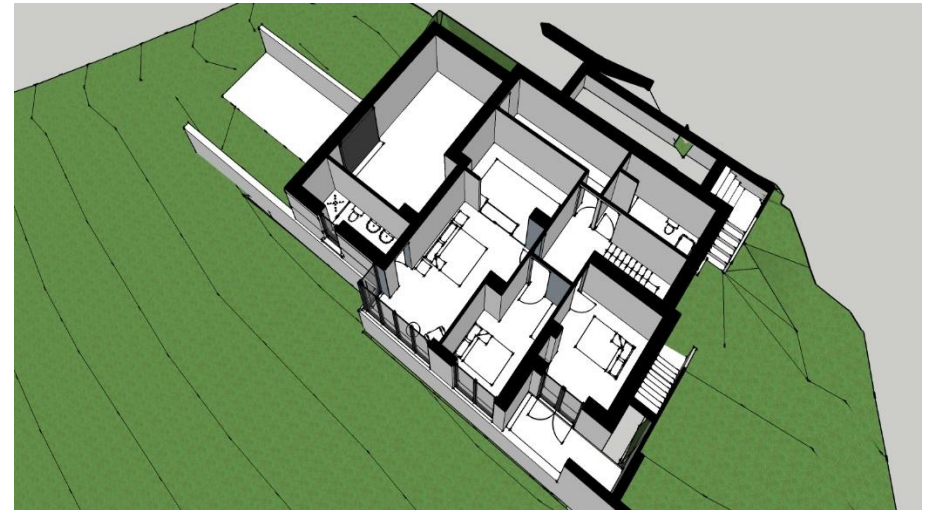
ENTRANCE LEVEL: Front Elevation



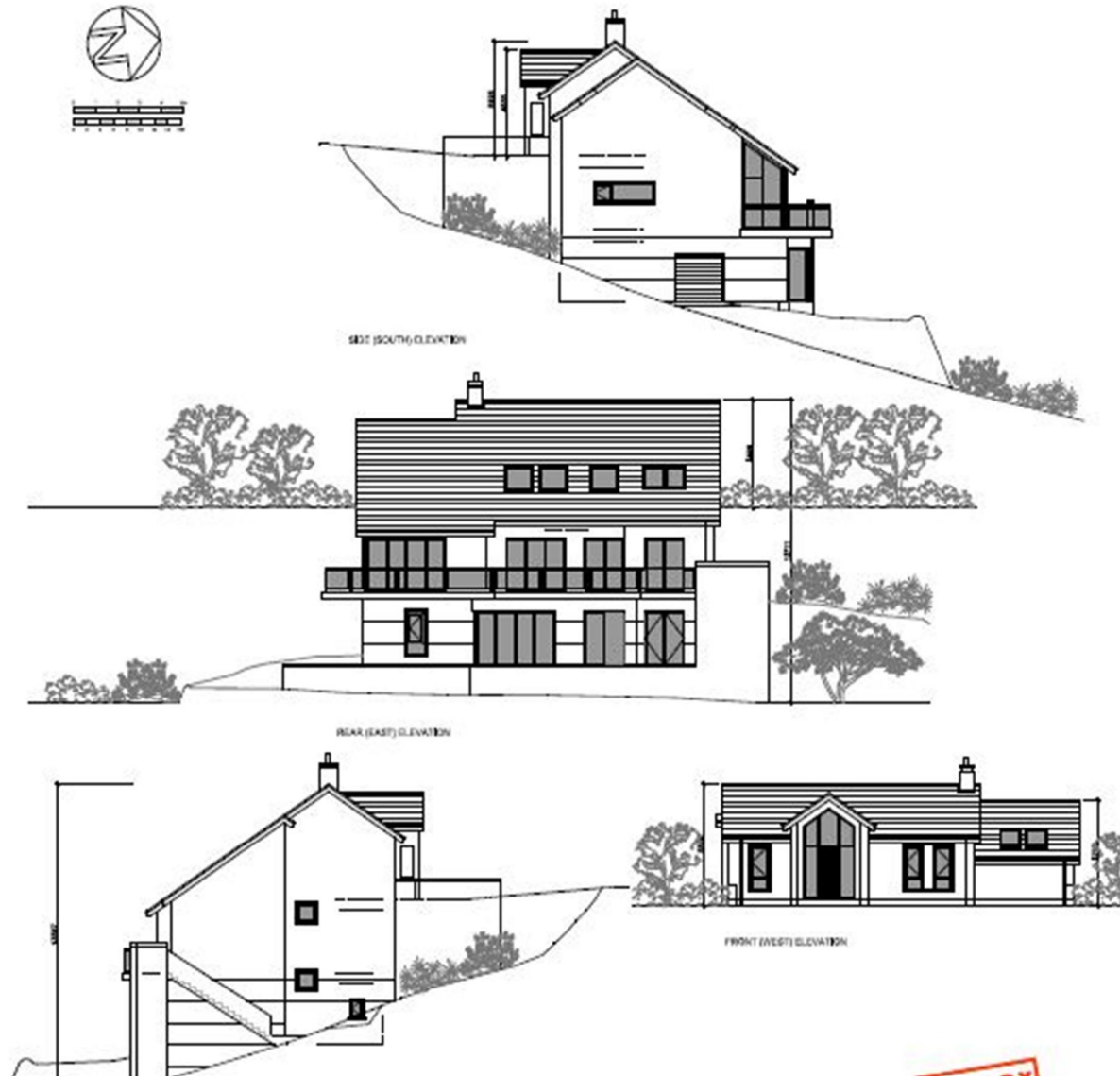
ENTRANCE LEVEL: 3d Plan View



LOWER GROUND FLOOR PLAN



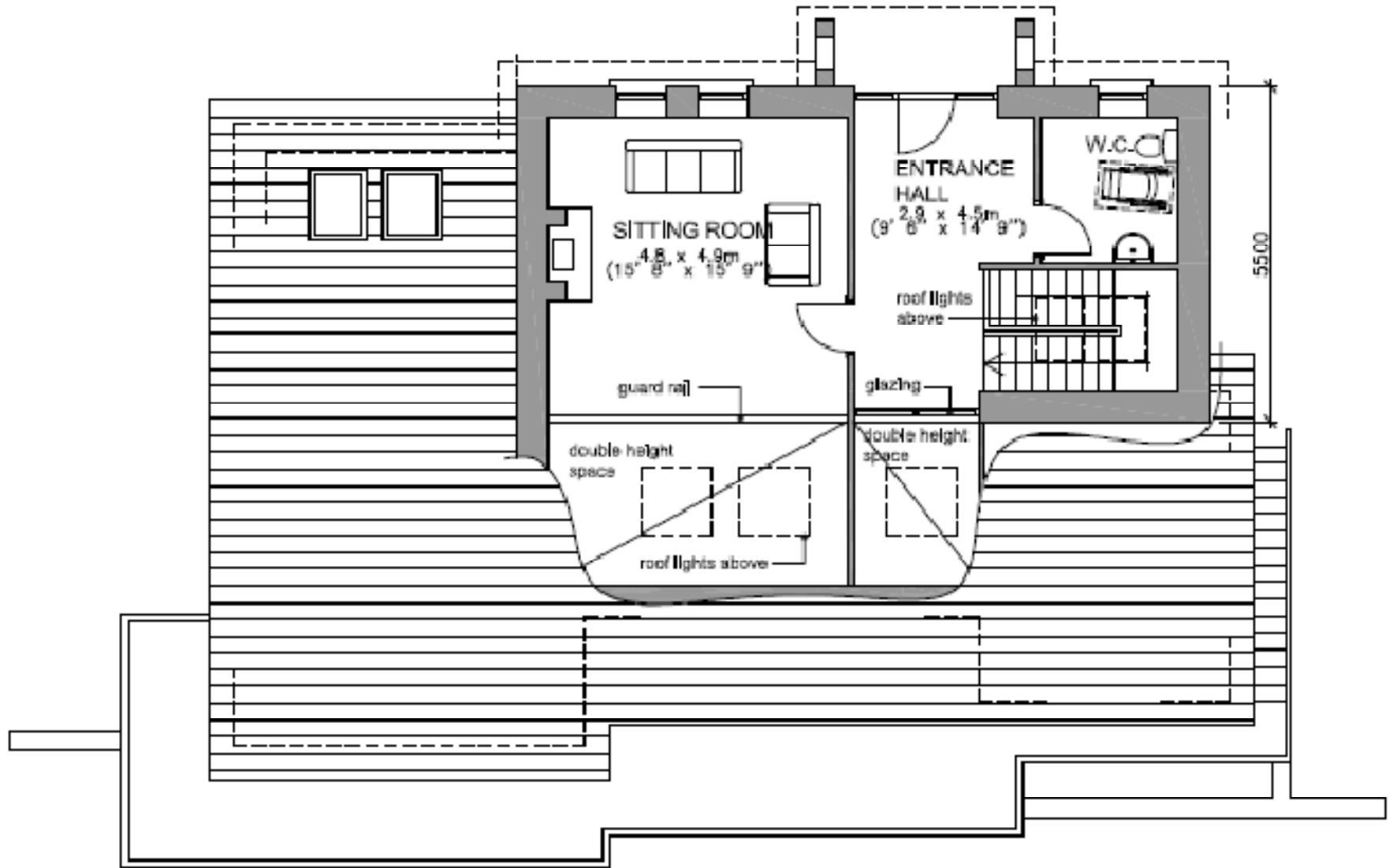
BASEMENT LEVEL: 3d Plan View



Elevational Drawings



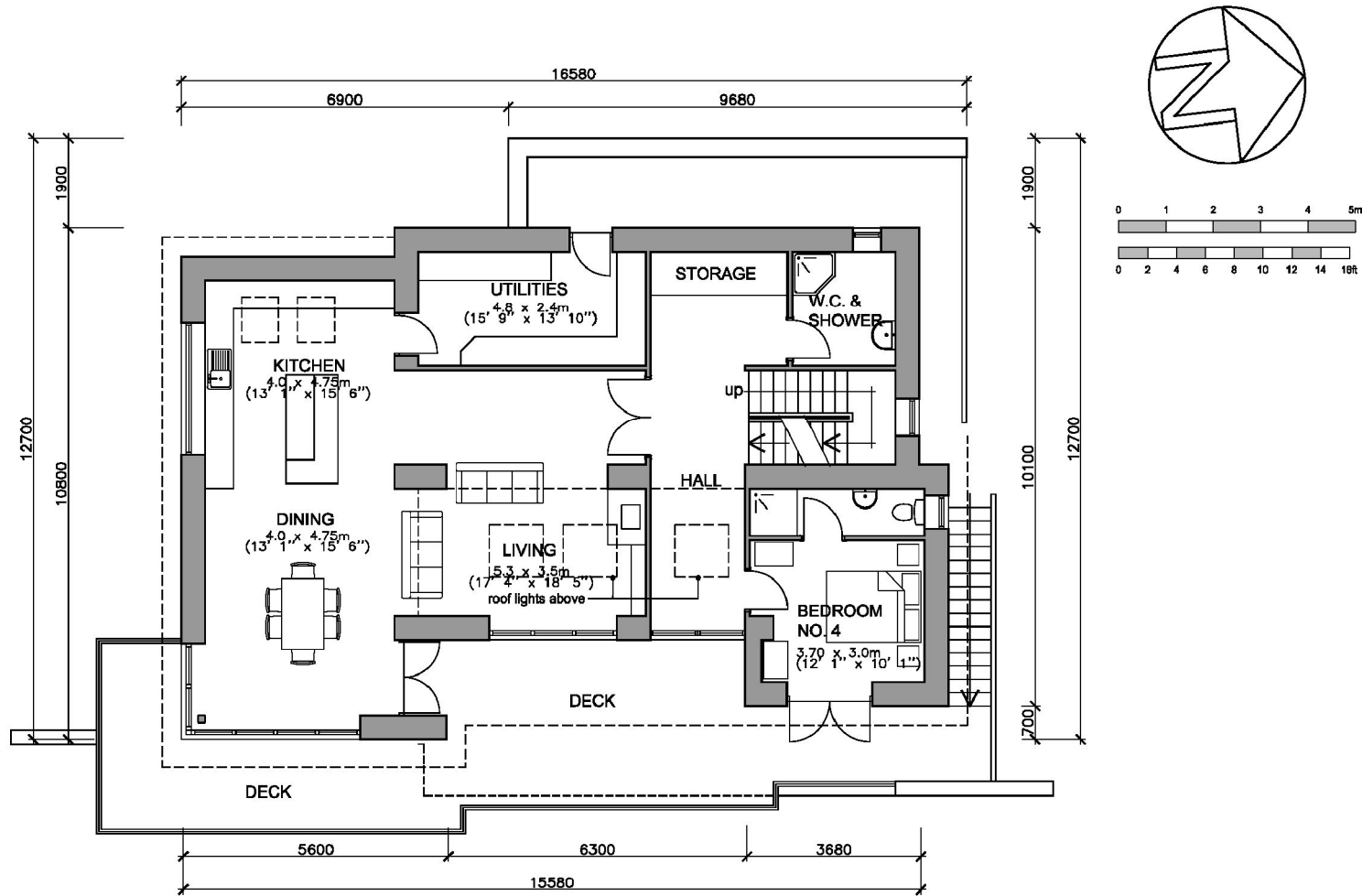
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ENTRANCE LEVEL PLAN

Area = 48.15 sq m

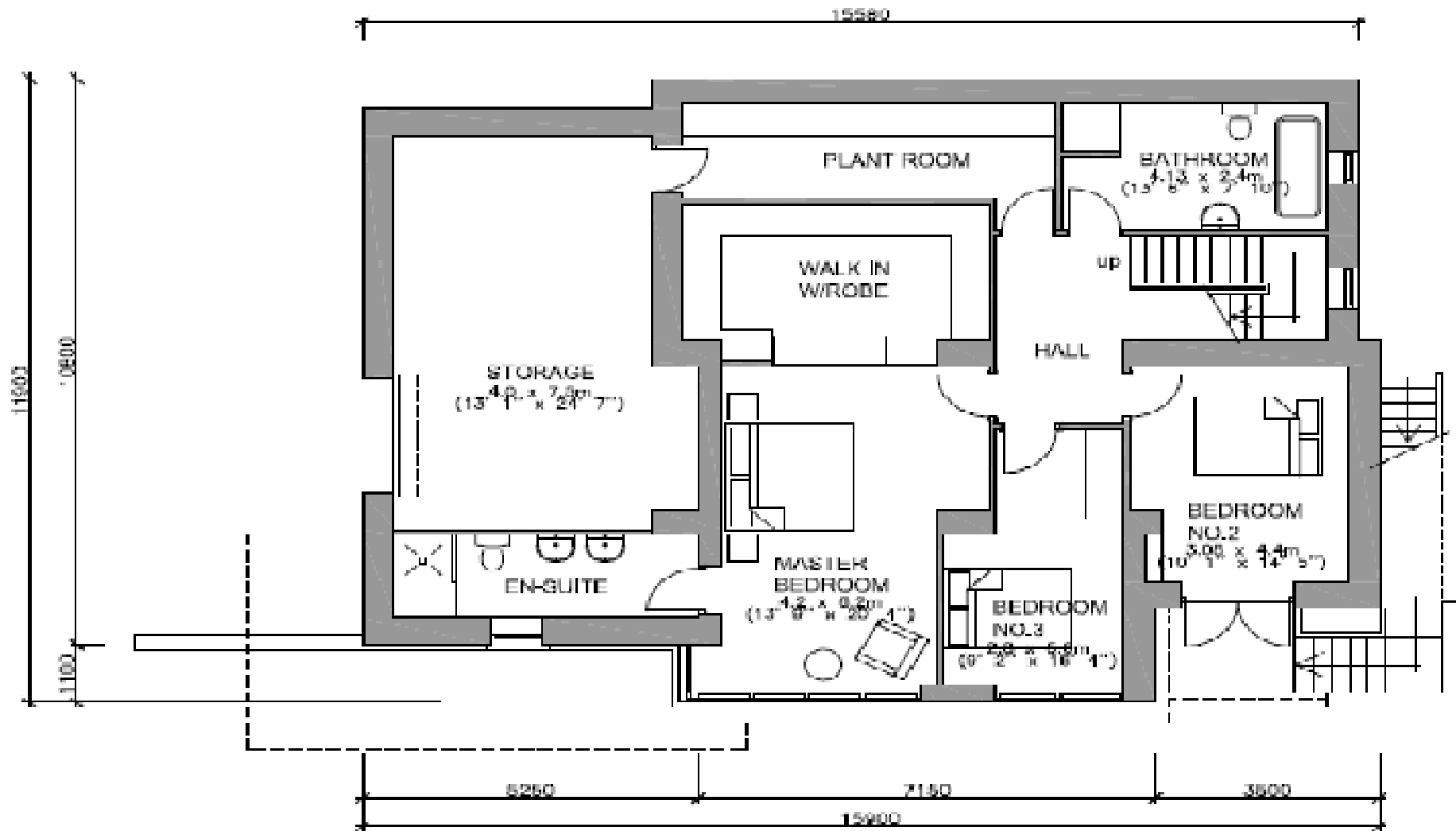




LOWER GROUND FLOOR PLAN



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BASEMENT LEVEL PLAN

Area = 148.85 sq m
 Total floor area = 323.18 sq m



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