



The Ramble Inn Bar & Residence

with 2 Acres approx. of

Profile Lands with Immense Potential

THE RAMBLE INN BAR & RESIDENCE with 2 ACRES approx.

Halfway, Ballinhassig, Co Cork. T12 EK2T

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

- > This impressive offering comprises the renowned 'Ramble Inn' licenced premises, to include the 3 bed owners residence, and a useful arrangement of external outhouses, all situated on an expansive site with part hardstanding, divided in two sections and extending to approx. 2 acres / 0.81 ha with unquestionable profile and future potential.
- > The property is conveniently situated within the village of Halfway just off the Bandon Road (N71), close to the neighbouring village of Ballinhassig some 15kms south west of Cork city.
- > The majority of the lands are situated within the **Development Boundary of Halfway** as designated under the Cork County Development Plan 2022-2028 with an objective; *"To encourage the development of up to 10 additional dwelling units during the plan period"*.
- > The Bar itself is rich in character and charm and ready for the next generation of operator while the adjoining lands offer immediate potential for a variety of uses and their unrivalled profile of **over 110 metres fronting the N71**.
- > Vacant Possession of the entire will be available on sale completion.

FOR SALE BY PRIVATE TREATY

Viewings Strictly By Appointment With Sole Agency

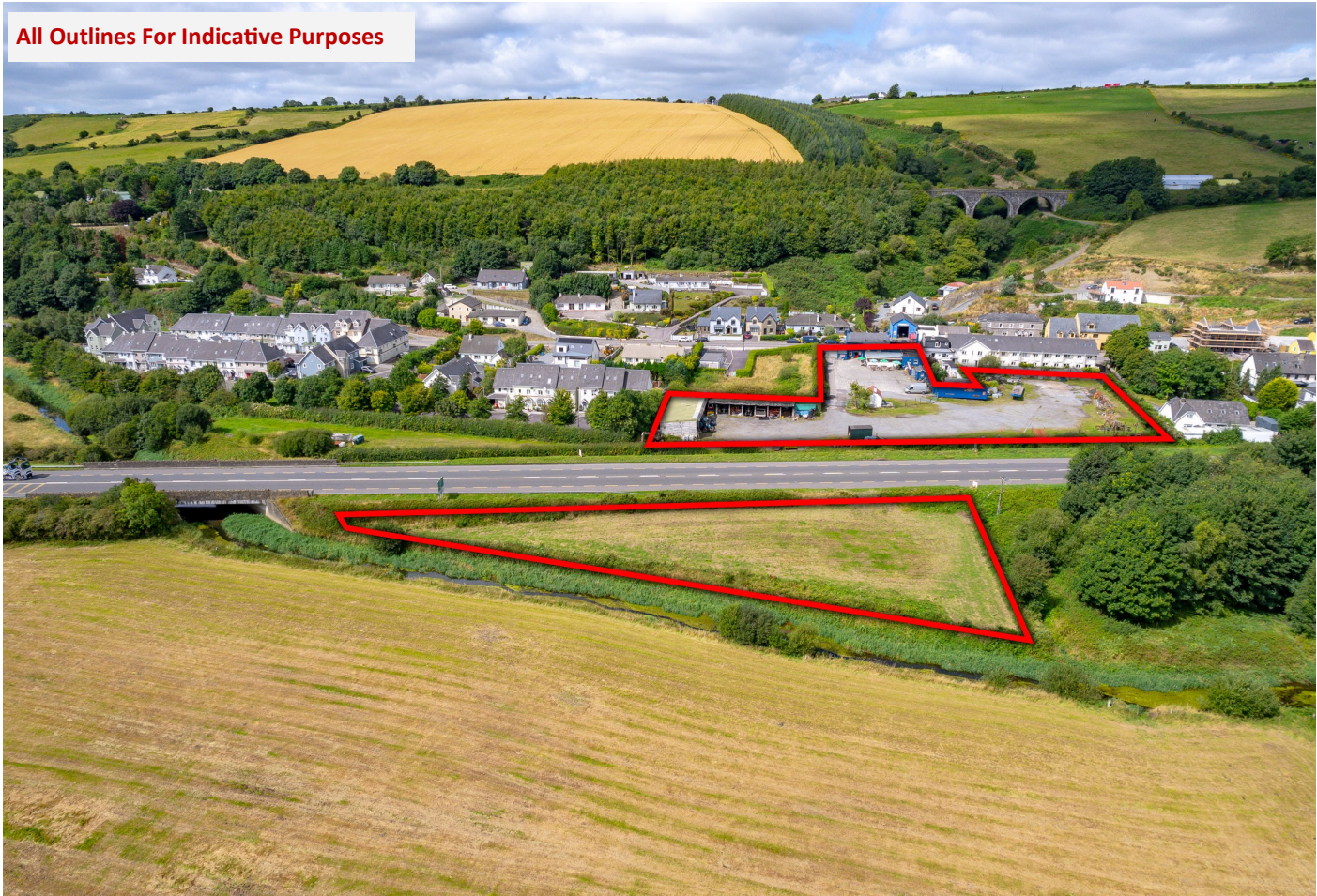
Location: The property is centrally situated in the village of Halfway to the southwest of Cork City with over 110 metres of frontage to the Bandon Road (N71) which is a gateway to West Cork and links Cork City with Innishannon, Bandon, Clonakilty and beyond. Adjoining occupiers include the Ballinhassig Garda Station and a host of established residential developments.



All Outlines For Indicative Purposes



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Solicitor: Ms. Nancy O'Driscoll, Nancy O'Driscoll Solicitors, 11 South Bank, Crosses Green, Cork. T12 HT28

Viewing: Strictly by Prior Appointment with Sole Agents;

For Further Information Please Contact The Sole Selling Agents:

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