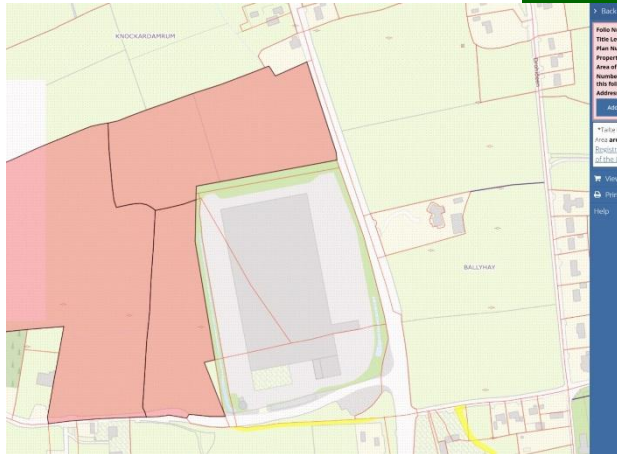




Ballyhea, Charleville, Co. Cork



Price on Application

For Sale By Private Treaty

GVM present to the market a truly superb roadside holding extending to Circa 35 st acres of top quality land laid out in easily managed divisions and well watered and fenced. This valuable land is contained in folio CK31721 and has extensive frontage to both the N20 and L1322. Must have some future potential for either commercial or residential development or indeed private sites.

Just 3.5 km to the thriving town of Charleville and 55 km to Cork City. Connectivity to our national road network will be greatly improved with the imminent arrival of the new M20 Cork to Limerick Motorway. Should enhance the overall value of this holding creating an excellent investment opportunity. Meanwhile the land is ideal also for all types of farming use including beef, dairying or equestrian.

Note: Part of the land may be subject to severance as part of the new M20 to accommodate a spur road linking the existing road to the proposed new road.

Inspection is highly recommended.

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Features:

- Frontage to two roads including the N20
- Prime location with an excellent road network
- Excellent quality land
- Well watered (mains) and fenced
- 40 minutes drive to both Limerick & Cork. 5 minutes drive to Charleville
- Substantial commercial development adjoining
- Must have long term potential making this an excellent investment opportunity



Property Directions:

Located on the main road on the right hand side as you approach Ballyhea from Charleville

Agent Information:

Contact :- Tom Crosse

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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