

**For Sale
By Private Treaty**

**Strawberry Hill,
Cork.**

Site

c.0.11 Acre with full planning permission for c. 2485 sq.ft. residence.



Photo for location identification purposes only

Situated in one of Cork's most exclusive residential areas this site is within walking distance of the city centre, UCC, Mercy University Hospital and Bons Secours Hospital. The house for which planning permission has been granted is architect designed and has been planned to make maximum use of the site and the elevated position which the site holds.

Location: Situated north west of Cork city centre the property is accessed from the city centre on Sundays Well Road turn right onto Convent Avenue. On Convent Avenue continue on to the junction with Strawberry Hill. Turn left onto Strawberry Hill and take the immediate right. The site is to the immediate west of the existing house

Description: The property comprises of c.0.11 acres with all services available on the adjacent Strawberry Hill.

Planning Full planning permission has been granted by Cork County Council for the development of one house (c.2485 sq.ft. / c.231 sq.m.) under file reference no: 16/36740 on 24-3-16.

The accommodation comprises:

Lower Floor: Entrance Hall, toilet, storage, carport

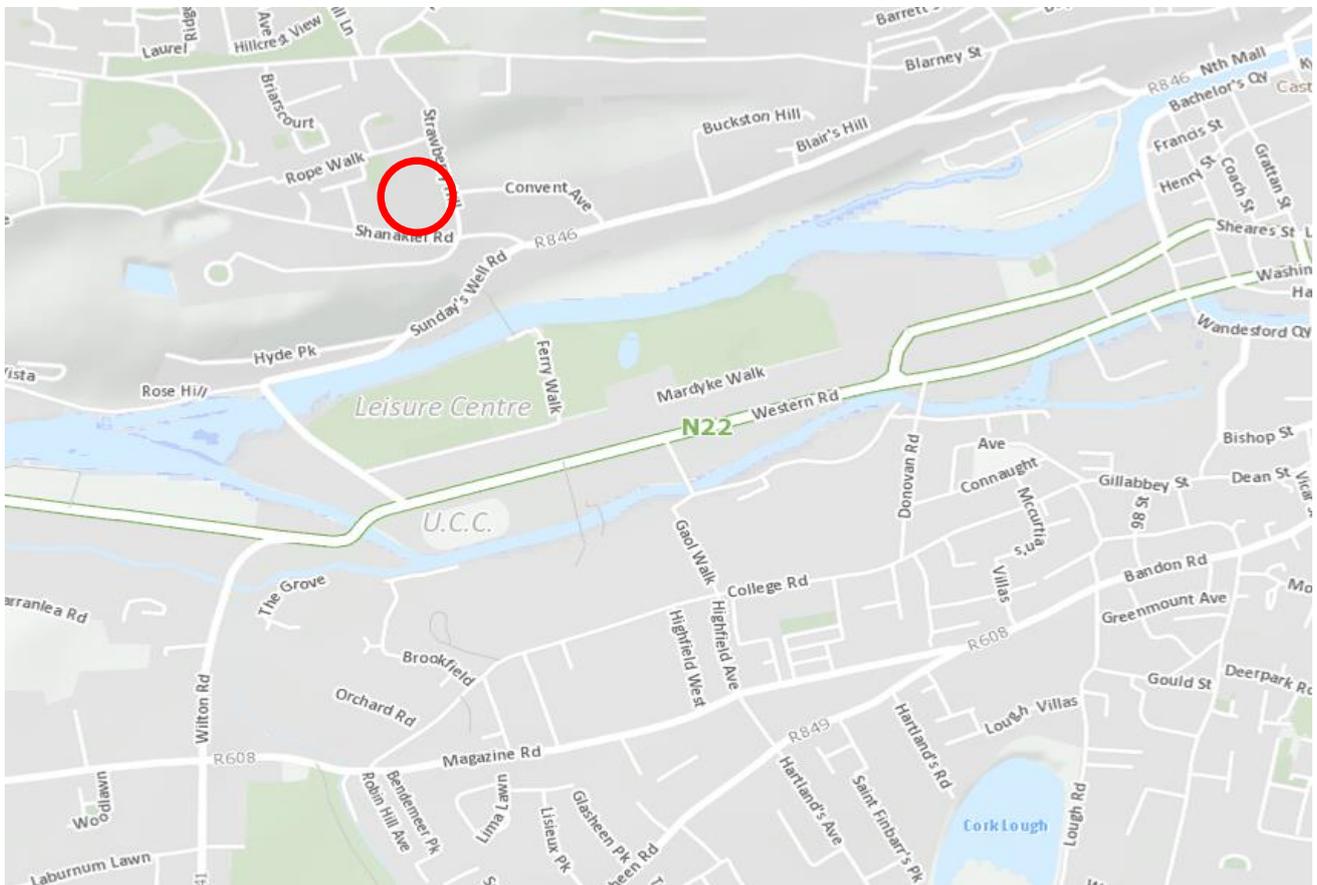
Ground Floor: Kitchen/Dining room, living room, utility room, 2 bedrooms, bathroom

Upper Floor: Bedroom with ensuite, walk in wardrobe

Services: Mains Water, Sewer & Storm

Title: Freehold

Asking Price: On application



ITM CENTRE PT. COORDS
565518.571968

DESCRIPTION

MAP SHEETS
1:1000
6382-08 6382-07

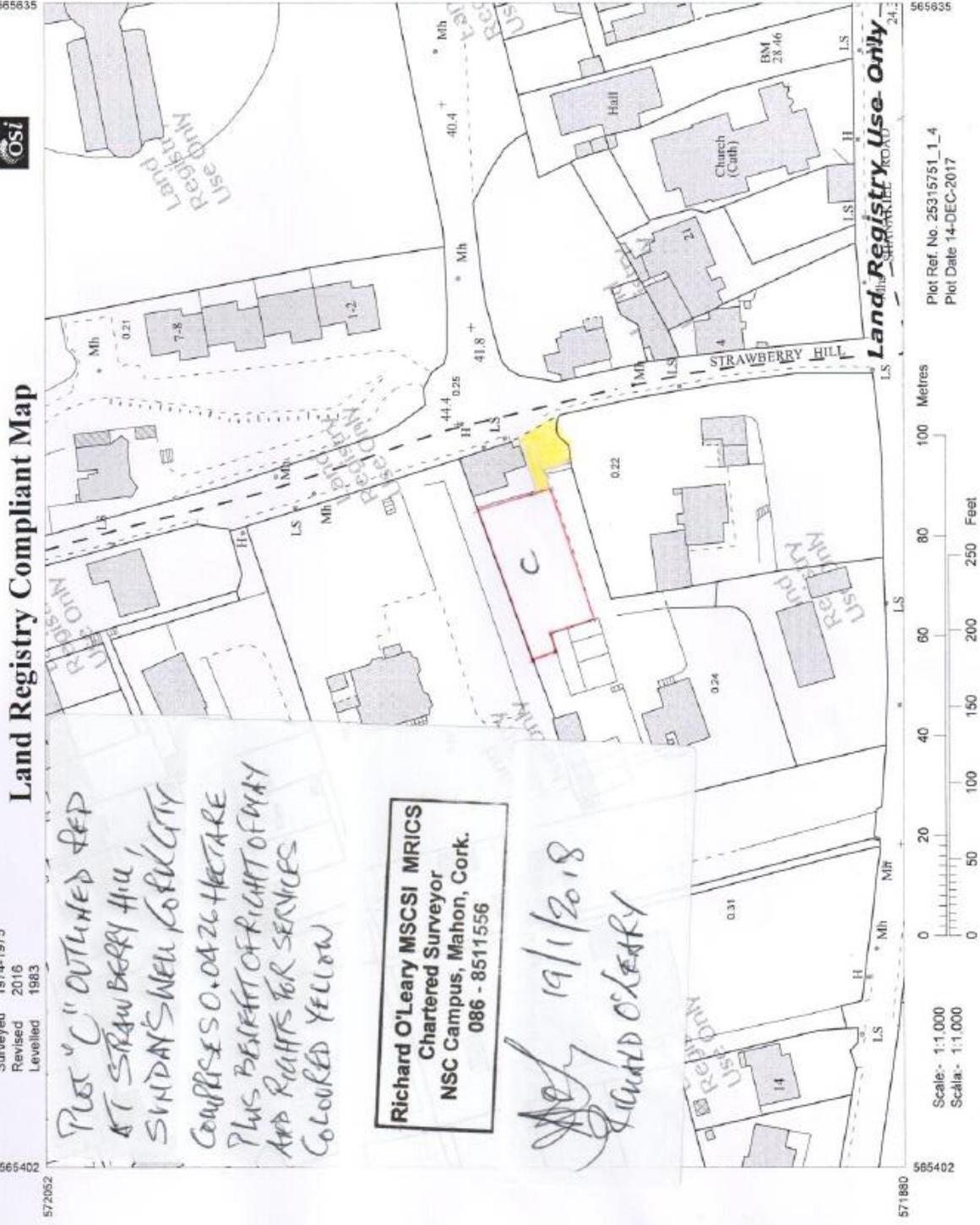


Produced by National Map Services,
Unit 7, South Ring Business Park,
Kilnade Road,
C3, Cork.
On behalf of Ordnance Survey Ireland,
Preston Park, Dublin 1.

Some users abrogate their moral or copyright
rights in regard to Ordnance Survey data
when they use it. Ordnance Survey Ireland
cannot be held liable for any such use.
Some features and statements of intent
copyright.

Each colour represents a specific use class
and is defined in the Ordnance Survey
Classification of Land Use. It is not intended
to be used as a basis for any other
classification or for any other purpose.
The Ordnance Survey is not responsible for
any errors or omissions in the data or for
any use of the data without the prior
permission of the copyright owners.

© Ordnance Survey Ireland, 2017
© Ordnance Survey Ireland, 2017



DISCLAIMER: Irish & European, for themselves and for the vendor/lessor whose agents they are, give notice that above particulars are given on the strict understanding that all negotiations shall be conducted through this firm. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. No person in the employment of Irish & European has authority to make or give any representation or warranty whatever in relation to this property. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU 0023013