

HENRY O'LEARY

**AUCTIONEERS &
REAL ESTATE AGENTS**

Email: property@hol.ie, Tel: 023 88 35959

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BANDON TOWN

Carhue, Bandon, West Cork

SITE

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1 Acre site for sale subject to
planning permission for one
dwelling house.

Guide Price: €100,000

This generously sized 1-acre plot of land is offered for sale, subject to planning permission for a single dwelling. Set on a gentle slope with a warm southerly aspect, the site is easily developed and provides an exceptional opportunity to create a beautiful home. Given planning regulations, a buyer with a local housing need would have the strongest chance of securing planning permission and would therefore be the preferred purchaser.

With public road frontage along the southern boundary, the plot enjoys panoramic views across the scenic valley through which the Bandon River winds. Larger than most residential sites, the land provides ample space for designing a spacious home and outdoor areas, taking full advantage of the stunning countryside setting. Located along a peaceful country lane, the site offers a tranquil rural lifestyle while maintaining excellent transport links. Laragh National School is just over 1 km away, and both the R586 and N71 are within easy reach, at 1 km and 2.5 km respectively.

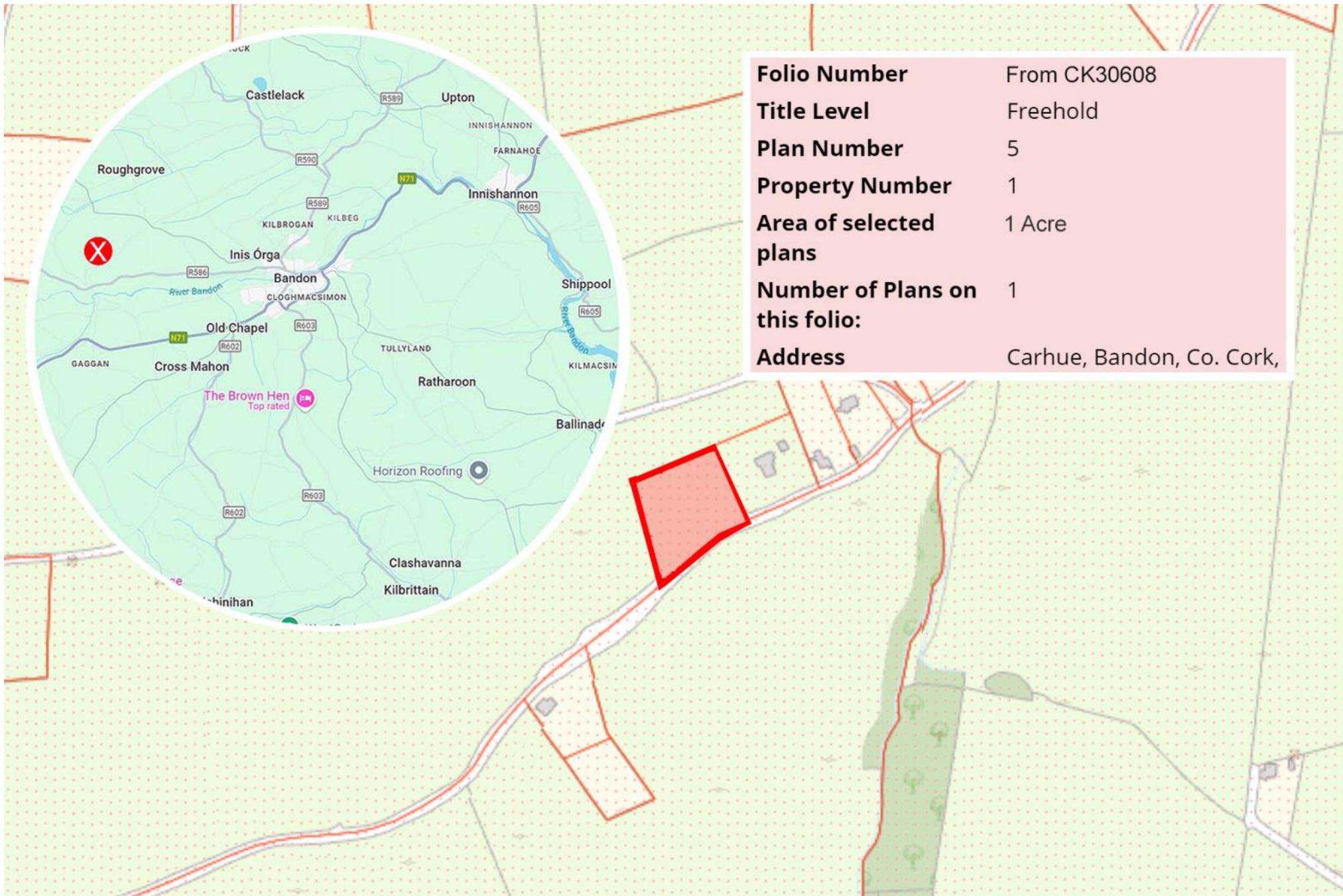
Bandon town, located just 6 km away, offers excellent amenities, including four secondary schools, making it an ideal location for families. Additionally, Cork International Airport is conveniently located 32 km from the property, ensuring good access for travel and further amenities. This site represents a rare chance to build a home in a sought-after area, combining countryside living with modern convenience.





Laragh National School X

SITE



Folio Number	From CK30608
Title Level	Freehold
Plan Number	5
Property Number	1
Area of selected plans	1 Acre
Number of Plans on this folio:	1
Address	Carhue, Bandon, Co. Cork,

No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960

Email: property@hol.ie

Web: www.hol.ie

