



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Site at Lateeve, Portmagee, Kerry



AMV: €100,000

BER EXEMPT

60 South Mall, Cork.

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PSRA No. 002584

| LOCATION

This property is situated on the north side of the Iveragh Peninsula in west Co. Kerry. It sits in the townland of Lateeve, approximately 2 km to the south-east of the picturesque fishing village of Portmagee. Known locally as 'The Ferry', Portmagee serves as the main crossing point to Valentia Island, via the Maurice O'Neill Memorial Bridge and as the main departure point for boat trips to the world famous Skellig Islands.

Though within a 'stone's throw' of Portmagee, the townland of Lateeve offers a sheltered and tranquil rural setting. It benefits from low lying hills immediately to the south while retaining sufficient elevation to provide panoramic views of Valentia Island to the north.

| DESCRIPTION

The property comprises a well located residential development site extending to approximately 0.14 Ha. (0.35 acre). The site includes a gentle gradient falling from south to north and benefits from approximately 65 meters of frontage to a public road. Existing structures on site include a former cottage together with derelict out buildings.

Full planning permission was granted in December 2023 for the extension and renovation of the existing structures to include a traditional style, three bedroom, detached cottage together with a detached artist studio and traditional storage shed. Permission was granted under planning reference number 23/507. It is proposed that the cottage will extend to approximately 171.6 sq.m. accommodating kitchen, utility room, w.c., open plan living / dining area and sitting room at ground floor while the first floor will offer a further three bedrooms, each with en-suite bathrooms. The detached artist studio will offer a further 30.4 sq.m. of accommodation in an open plan layout while the storage shed will extend to 11.8 sq.m.

| ALL ENQUIRIES TO:

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