

For Sale by Private Treaty

Kingston Mews

Baldwin/Thomas Street ○ Mitchelstown ○ Co. Cork

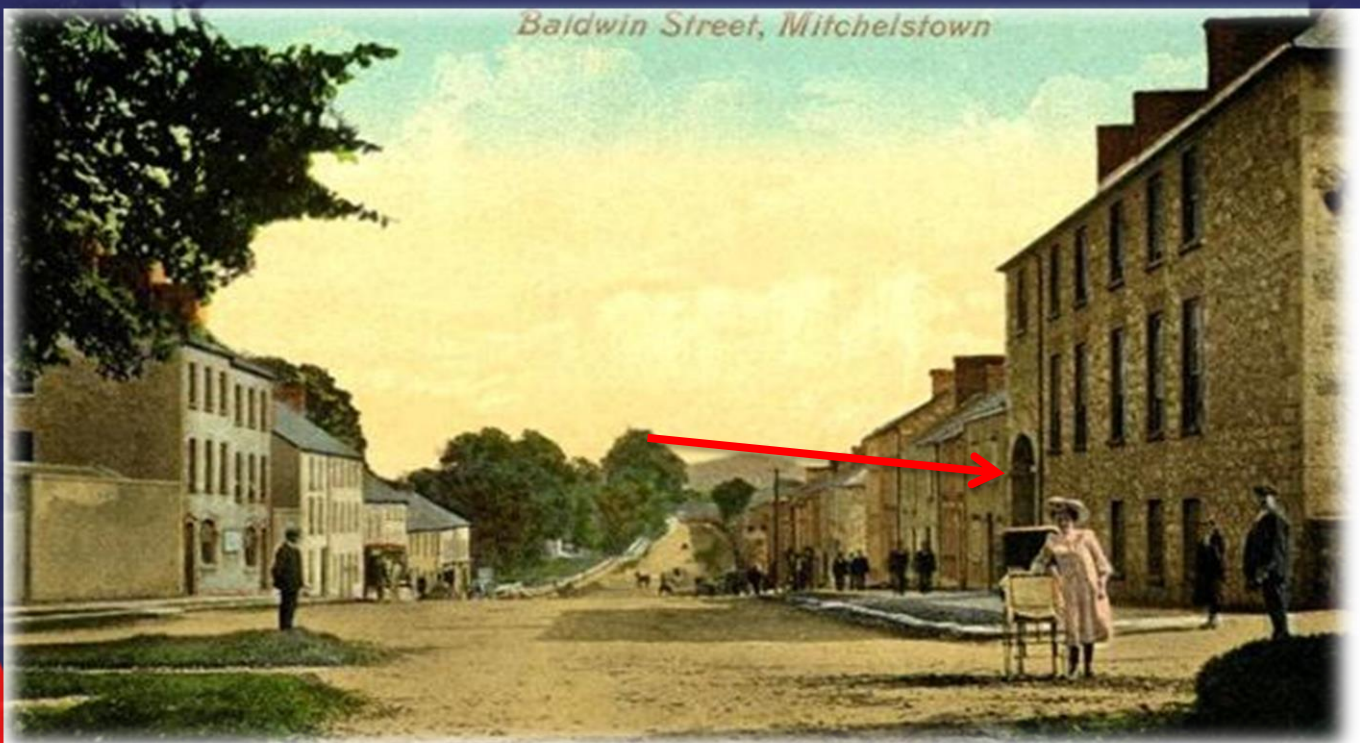


**Development Opportunity, 4 Mews Houses with Full
Planning Permission.**

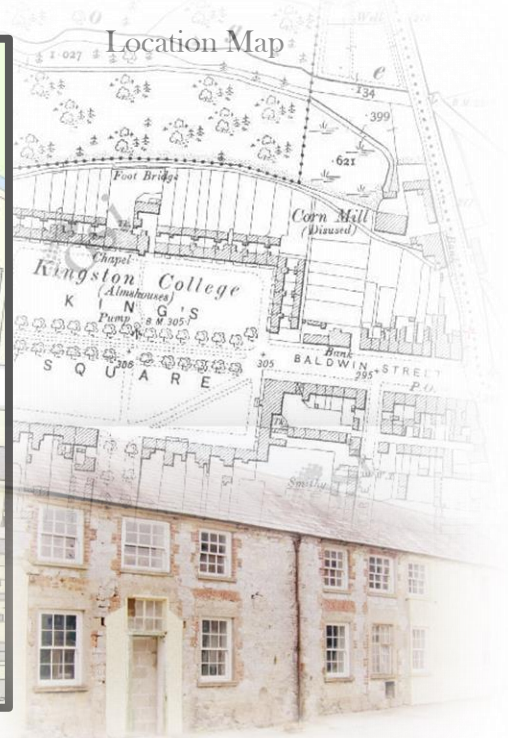
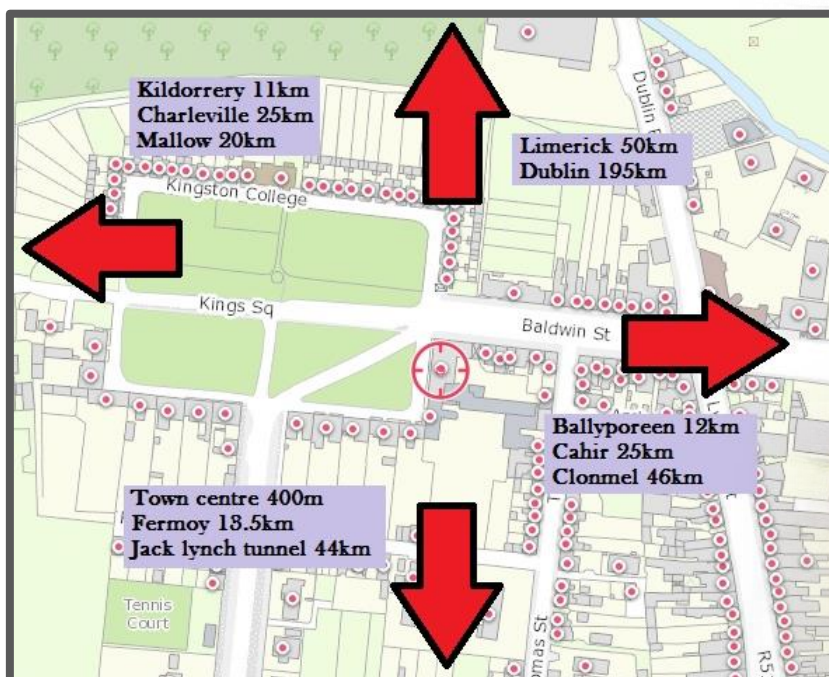
Guide €245,000

Kingston Mews has the potential to offer modern convenient living, yet exudes the exclusivity & character of a period property, the location in the heart of Mitchelstown, a stones throw from the historic Kings Square & among a wealth of amenities is unrivalled. Major centres of Cork, Limerick & Clonmel are all within a short commute. Viewing by appointment.

Location



Located just off of the historic Kings Square. 7 minutes from Junctions 12 & 13 of the M8 Motorway with the Jack Lynch tunnel just 35 minutes away. Limerick, Cahir & Cashel are all just a short drive & the development is within walking distance of Mitchelstown's wealth of amenities.



Description...

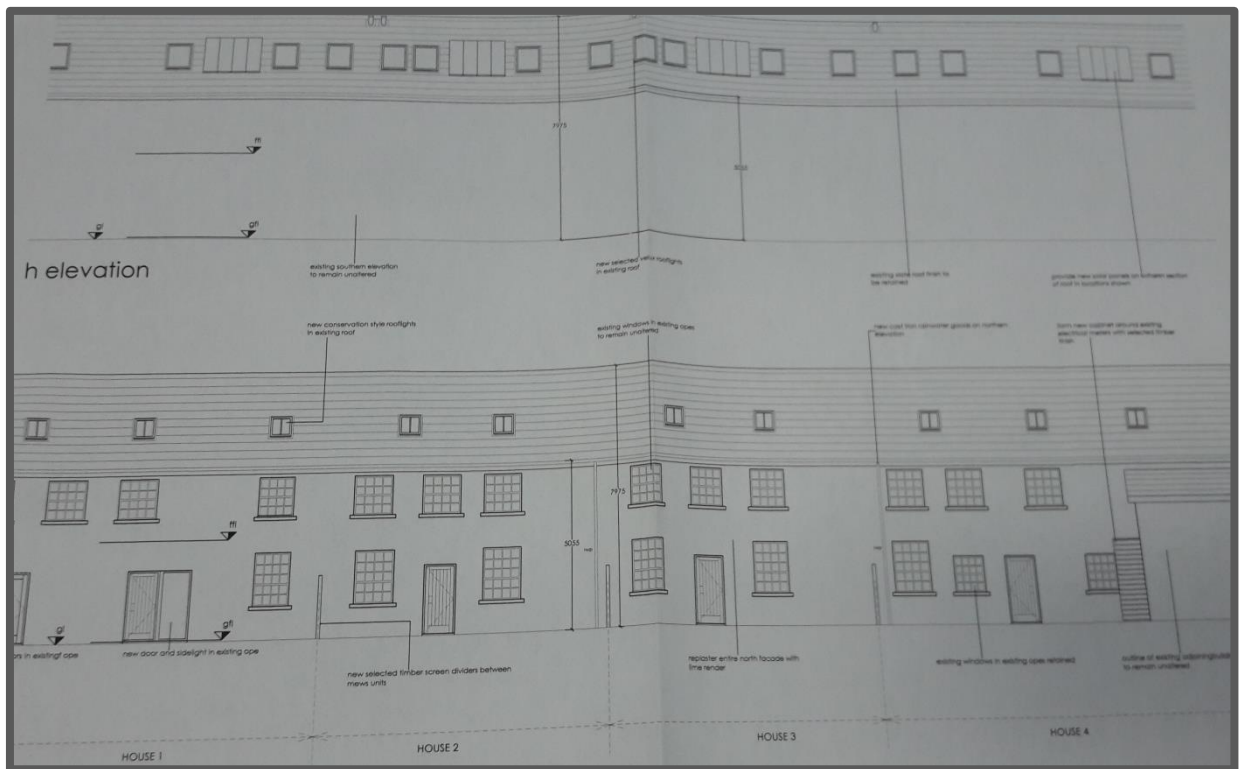
We are delighted to be able to present this rare development opportunity to the market.

The property can boast the following:

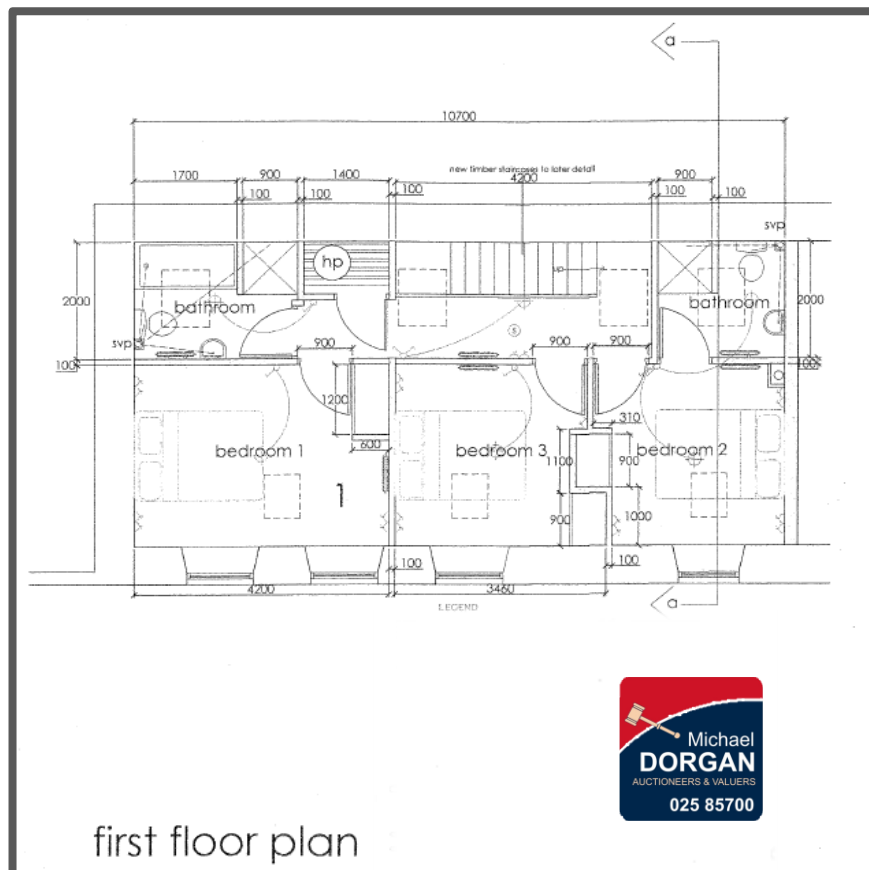
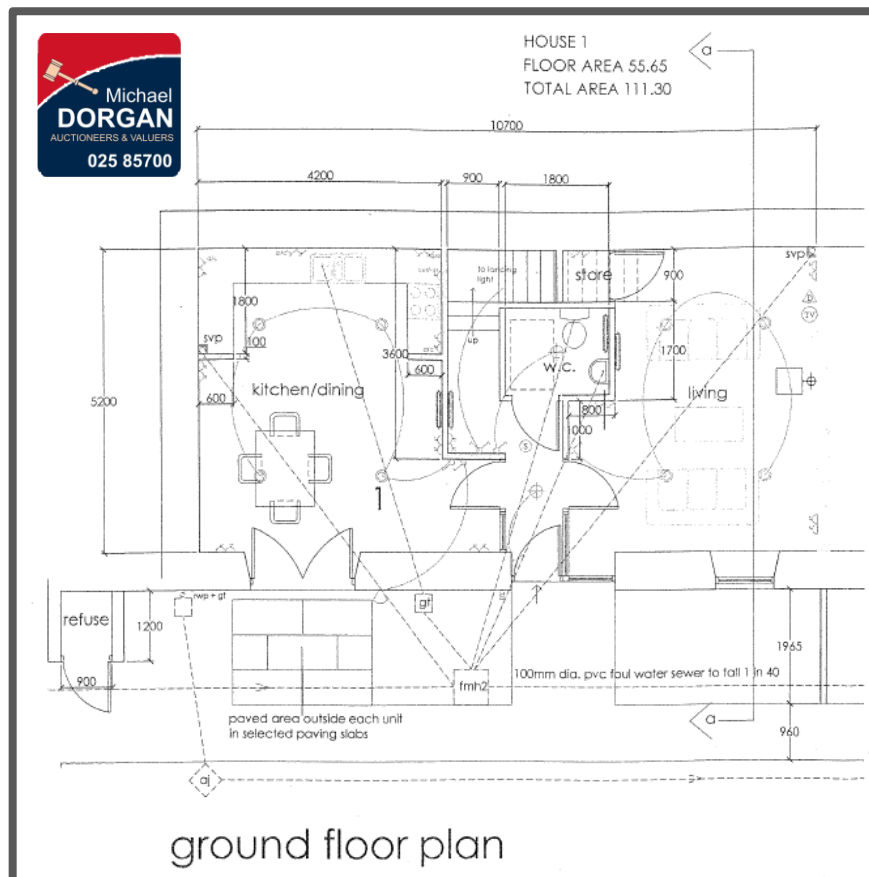
- Full planning permission granted under planning app no: 12/04858 & recently extended (17/04441) until 2022.
- Mains services, walking distance of amenities.
- Located just off of the historic Kings Square.
- 4 residential Units (2 x 3 bedroom, 2 x 2 bedroom).
- Private parking area with Pedestrian (Thomas & Baldwin street) & vehicular access (Baldwin Street).



Sample drawings.



Sample floor plan (3 bedroom).



Planning Documentation.

CORK COUNTY COUNCIL PLANNING AND DEVELOPMENT ACT 2000 - 2010

ORDER NO. 17/4699

SUBJECT: 17/04441 for an extension of permission

FOR: Alterations and conversion of existing stores to 4 no. mews house with new pedestrian access to Thomas Street and change of use of existing store at Thomas Street to retail unit incorporating new door and window - Extension of Duration granted under Planning reg. No. 12/4858

AT: Baldwin Street and Thomas Street, Brigown, Mitchelstown, Co.Cork

GRANTED ON: 25/07/2012

ORDER: An extension of the Permission Reg. No. 12/4858 is hereby

GRANTED in accordance with the provisions of Section 42 of the Planning and Development Acts, 2000 - 2010

TO:

OF:



FOR: Alterations and conversion of existing stores to 4 no. mews house with new pedestrian access to Thomas Street and change of use of existing store at Thomas Street to retail unit incorporating new door and window - Extension of Duration granted under Planning reg. No. 12/4858

AT: Baldwin Street and Thomas Street, Brigown, Mitchelstown, Co.Cork

The permission will now cease to have effect on 24/07/2022.

Mary Hayes

Mary Hayes
Senior Executive Officer

Dated this: 24/04/2017

**CORK COUNTY COUNCIL
PLANNING AND DEVELOPMENT ACTS 2000 - 2010**

Notification of Decision to extend the appropriate period of Permission

Reference No. **17/04441**

To:

Of:



RE: Application for extension of the Permission relating to the development:

Alterations and conversion of existing stores to 4 no. mews house with new pedestrian access to Thomas Street and change of use of existing store at Thomas Street to retail unit incorporating new door and window - Extension of Duration granted under Planning reg. No. 12/4858

AT: Baldwin Street and Thomas Street Brigown Mitchelstown Co.Cork

Granted on 25/07/2012 under Reference No. 12/4858

A decision to extend the appropriate period as regards the above mentioned Permission was made on **24/04/2017**.

This Permission will now cease to have effect on: 24/07/2022.

Signed on Behalf of the said Council:

A handwritten signature in black ink, appearing to read 'P. Varian'.

Peter Varian
Senior Staff Officer

Dated: 25/04/2017

Terms:

Guide: €245,000

This unique property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agent:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700
Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



BER

Building Energy Rating

BER: N/A

BER No.

EPI: kWh/m²/yr

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.