

# Michael Dorgan

**AUCTIONEERS & VALUERS**

**For Sale By Private Treaty**

**Graigue  
Kildorrery  
Co.Cork**

**Guide €35,000**



Michael Dorgan Auctioneers and Valuers are delighted to be able to offer this well located C. 0.5 of an acre site to the market. A short drive from Kildorrery, Shanballymore & Mallow. Previous grant of planning (since expired)

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.

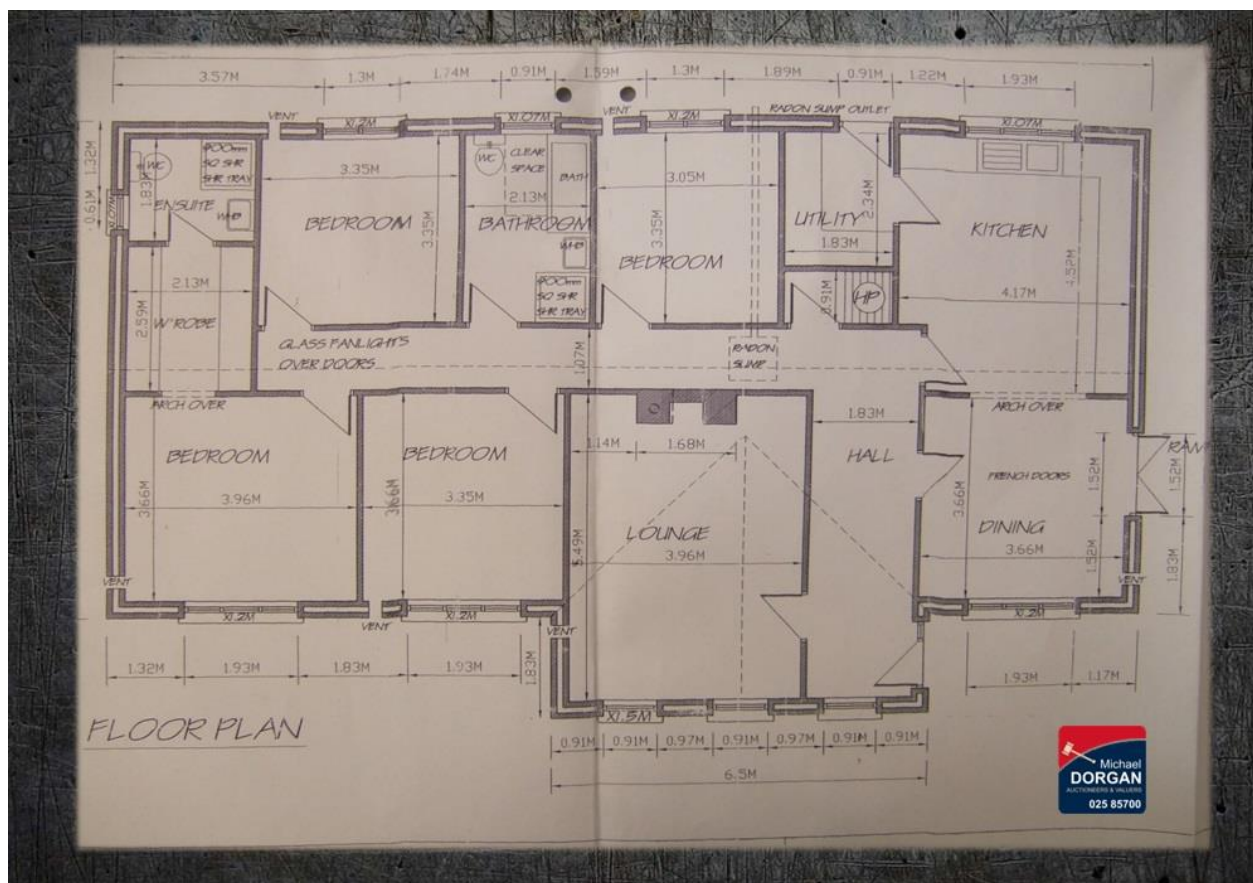
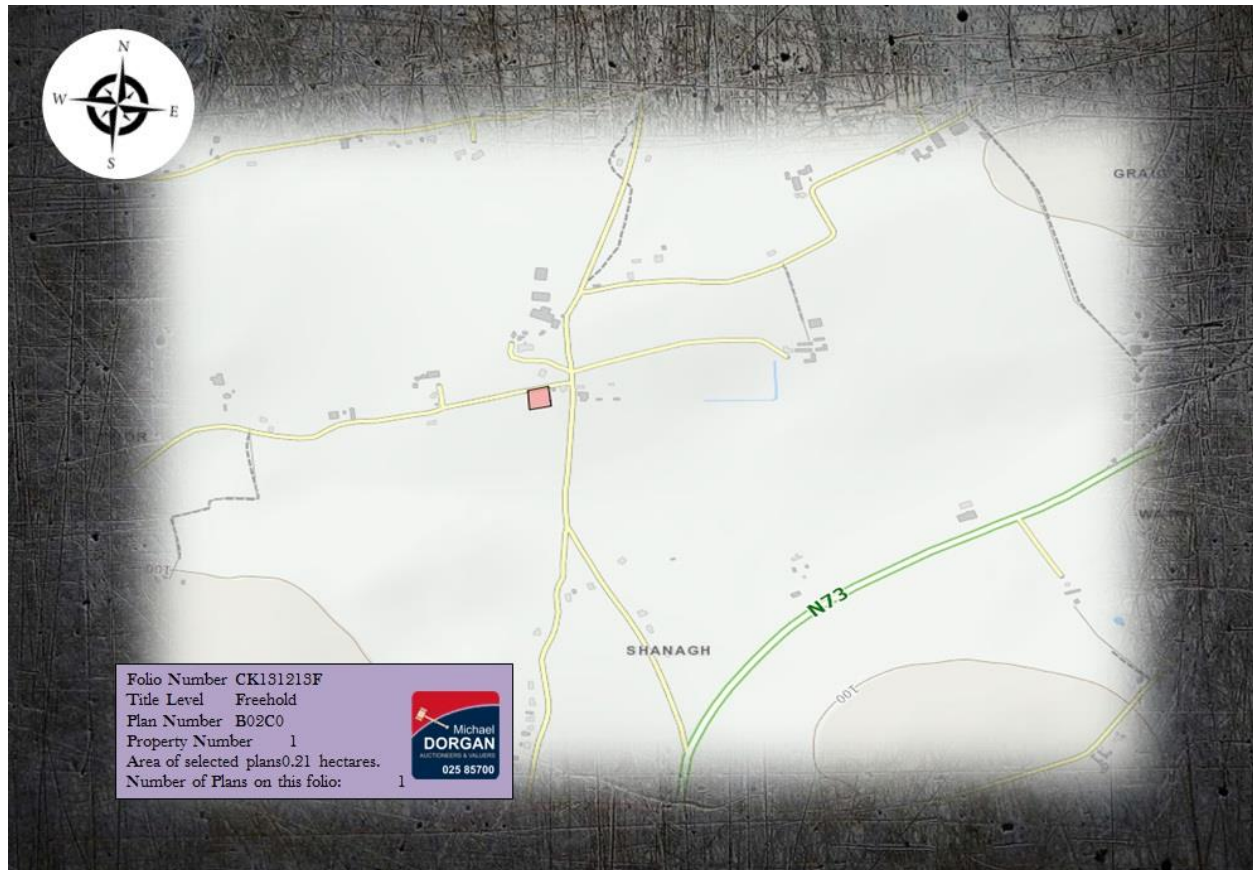
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Graigue  
Kildorrery  
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## Features:

- Scenic Location
- Short distance from the M8 motorway
- 30minutes from Jack Lynch tunnel
- Superb countryside views



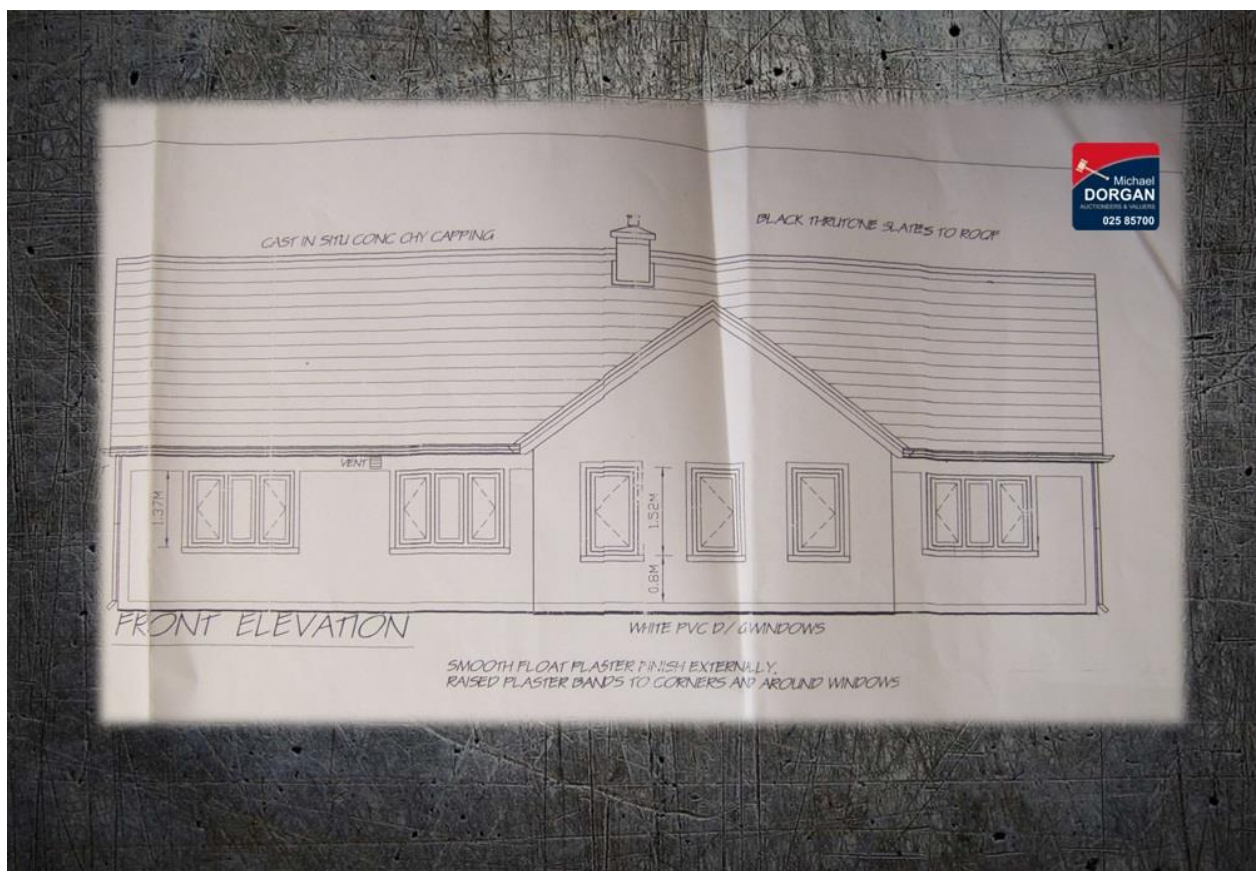
## Location:

The site is located outside Kildorrery village, 1km from the N73 main road.

## Planning:

Fulling planning permission was granted on this site in 2006 under ref 0611233 for a 153m<sup>2</sup>/1646sqft dwelling house. The duration was extended in 2011 under ref 11/5120 however this has since expired. The site is being sold subject to a grant of planning permission.

<b>Planning Number</b>	<b>Received Date</b>
11/5120	24/05/2011
<b>Applicant</b>	<b>Application Type</b>
	Extension of Duration
<b>Development Location</b>	<b>Description</b>
Craig, Shanballymore, Mallow, Co. Cork	Completion of Bungalow as permitted under planning reg 06/1233
<b>Due Date</b>	<b>Submission By</b>
18/07/2011	27/06/2011
<b>Decision Type</b>	<b>Decision Date</b>
Unconditional	18/07/2011
<b>Grant Date</b>	<b>Decision Status</b>
N/A	Application Finalised
<b>Further Info Received</b>	<b>Further Info Requested</b>
N/A	N/A





## Services:

Adjacent Services include Water, Electricity and Telephone

## Directions:

Leave Kildorrery on the N73 heading for Mallow.



After 5km Turn right for Graigue.



After 900metres Turn Left.







## Viewing:

Strictly by appointment with Sole Agent:  
**Michael Dorgan Auctioneers & Valuers**  
 Baldwin Street  
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 025)85700

