



CORK | Residential Sites, Well Road, Douglas T12 THP6, T12 H3F2

Lisney



A prime residential development site of approx. 0.08 hectares (0.2 acres) that is just 0.2 km from Douglas Village. This property is regular in shape with frontage to the Well Road (R853) on its western boundary and frontage to a pedestrian walkway to the south connecting the Well Road with Douglas Lawn Tennis Club.

The property has full planning permission for 2 identical 3 story 5-bedroom houses of 251 sq.m. (2,701 sq.ft.). Each house is laid out with an entrance hall, living room, open plan kitchen/dining/living area, utility room and guest toilet on the ground floor; 3 bedrooms with 1 en suite and main bathroom on the first floor and 2 bedrooms and shower room on the second floor. Access is from the Well Road with parking to the front and a garden to the rear.

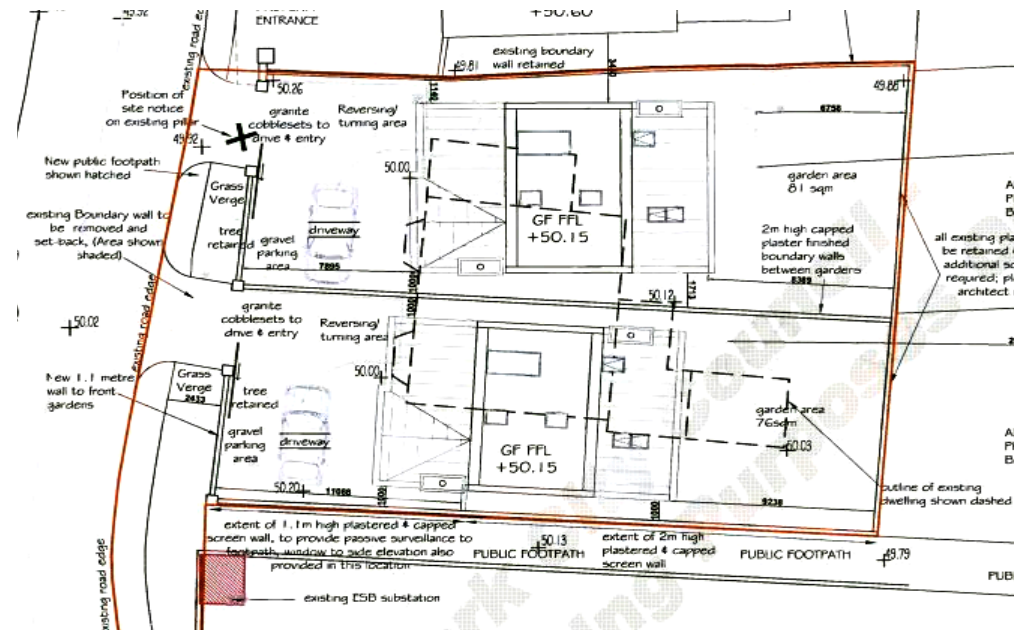
The property is within easy walking distance of Douglas Village which offers an extensive mix of cafes, pubs and restaurants together with 2 shopping centres and a range of other amenities. Douglas Lawn Tennis Club is immediately to the east and the property is approx. 3.5km from Cork city centre. There are a range of primary and secondary schools in the Douglas area and there is convenient access to the South Ring Road (N40).



## Features

- Prime residential location, just a 3 minute walk to Douglas Village
- Residential development site of approx. 0.08 hectares (0.2 acres)
- Frontage to the Well Road (R853)
- Full planning permission ref I6/36933, for 2 No. 5 bedroom detached houses of 251 sq.m. (2,701 sq.ft.) each
- Planning permission valid until 19th April 2027

**Sale Price:** €500,000 (Available in 1 or 2 lots)









**Lisney**

## BER INFORMATION

BER Exempt.

## EIRCODES

T12 THP6, T12 H3F2

## SOLICITOR

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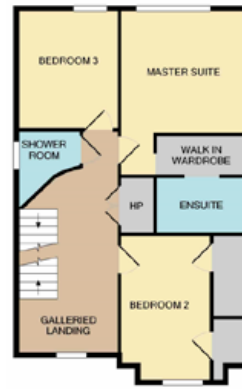
[lisney.com](http://lisney.com)

## FLOOR PLANS

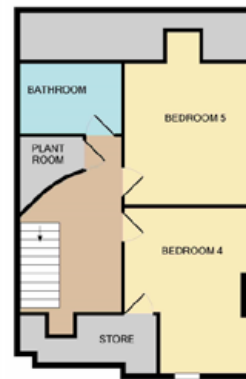
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



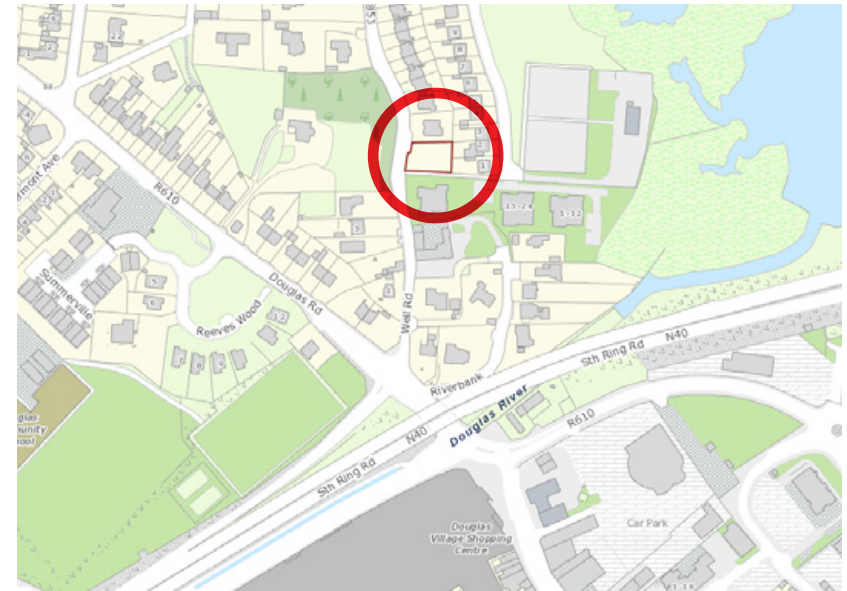
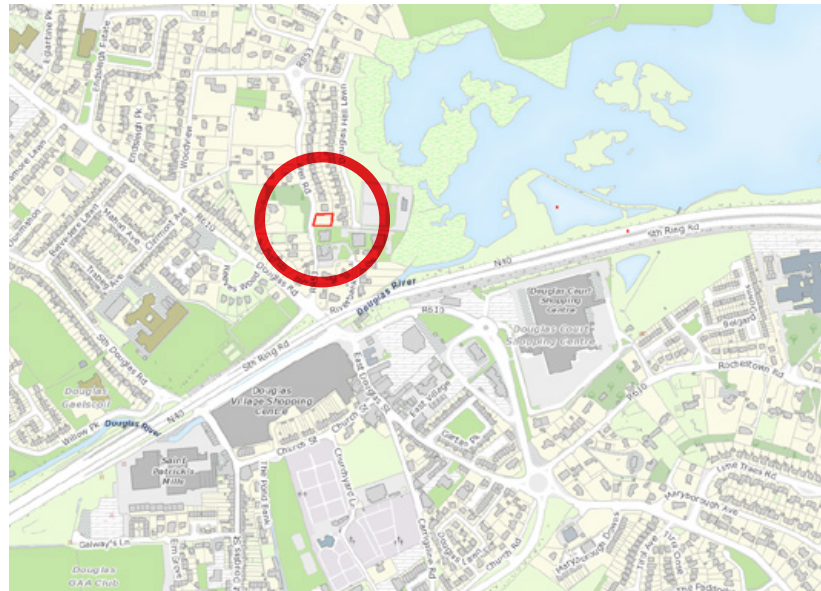
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. ALL measurements are approximate and photographs provided for guidance only. PSRA No. 001848

