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**AUCTIONEERS &
REAL ESTATE AGENTS**

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Cloghboola, Skibbereen, West Cork



A once-forgotten building now has planning permission to become a four-bedroom countryside retreat on 8.3 acres, just 4km from town. No housing need restrictions, just the freedom to create a home with old-world character and modern style just a whisper from the Sea.

**8.3
ACRES**



Guide Price: €190,000



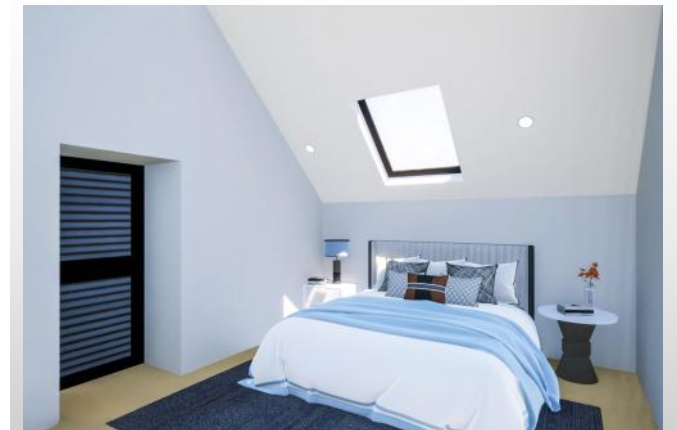
Tucked away in the heather scented hills of West Cork lies a forgotten stone building, over a century old, quietly holding its place in the landscape and ready to begin a new chapter. This timeworn structure, rich with heritage and character, now offers the rare chance to be brought back to life. Full planning permission has been granted for its conversion and extension into a striking four-bedroom family home, seamlessly blending old-world charm with contemporary living. The approved design allows for a substantial residence of approximately 2,200 square feet, and notably, there are no local housing need restrictions, making it accessible to those seeking a fresh start in the countryside or a long-held ambition fulfilled.

Set within 8.3 acres of gently rolling pasture, this offering goes well beyond the standard planning site, making it ideal for those with a passion for horses, self-sufficiency, or simply the desire to embrace rural living with space to grow. The layout is cleverly designed: a two-storey home where the original stonework forms the heart of the build, complemented by a sleek, modern extension. Existing farm buildings can remain or be removed depending on your plans.

While the views from the ground are framed by greenery and sky, just over the hill lies Roaring Water Bay, an ever-present reminder of the sea's nearness, even if just out of sight. Located just 4km from Skibbereen town, convenience is close at hand, yet here you'll feel a world away. No work has yet commenced, so you're free to bring your own sense of style—without having to undo someone else's.

Part of a larger farm currently on the market, there may be the option to acquire additional land if desired. This is not just a property; it's a rare opportunity to shape something truly personal from the echoes of the past. Cork City and airport are only 80km away, but life here moves to a different rhythm, slower, richer, and entirely your own. With its blend of potential and poetic setting, this place could very well turn a long-held hope into everyday reality.

Services: Electricity and high speed broadband is available.





CORK COUNTY COUNCIL

SECOND SCHEDULE

ORDER NO: WCP/25/162 **O.S. NO.** CK 141 - 07

SUBJECT: Application Reg. Ref. No. 25/00003

for: Permission for (A) Change of use of existing traditional farm building to a domestic dwelling, (B) Extend and carry out alterations to existing building, (C) Install a domestic treatment system and percolation area, (D) Construct a vehicular entrance

at: Cloghboola
Skibbereen
Co. Cork

ORDER: **Conditional Permission** is hereby GRANTED subject to the provision of Subsection 11 of Section 34 of the Planning and Development Acts, 2000 - 2010 as amended for the reason set out in the First Schedule attached hereto.

to: Denis Harnedy

of: c/o Pdraig McCarthy
West Green
Dunmanway
Co. Cork
P47 E129

for: Permission for (A) Change of use of existing traditional farm building to a domestic dwelling, (B) Extend and carry out alterations to existing building, (C) Install a domestic treatment system and percolation area, (D) Construct a vehicular entrance

at: Cloghboola, Skibbereen, Co. Cork

in accordance with plans and particulars lodged by the applicant on 10/01/2025, as amended on 08/04/2025 and subject to the conditions (17 no.) set out in the Second Schedule attached hereto.

The **Permission** is to be granted subject to the conditions provided no appeal is made to An Bord Pleanála within the statutory time for the making of such appeals.



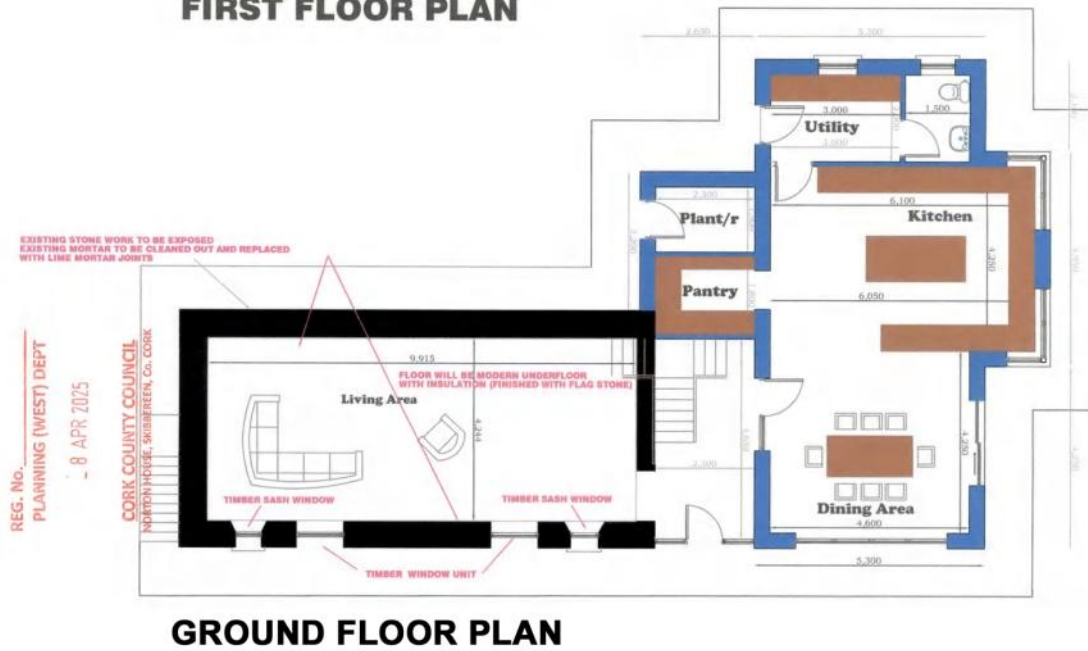
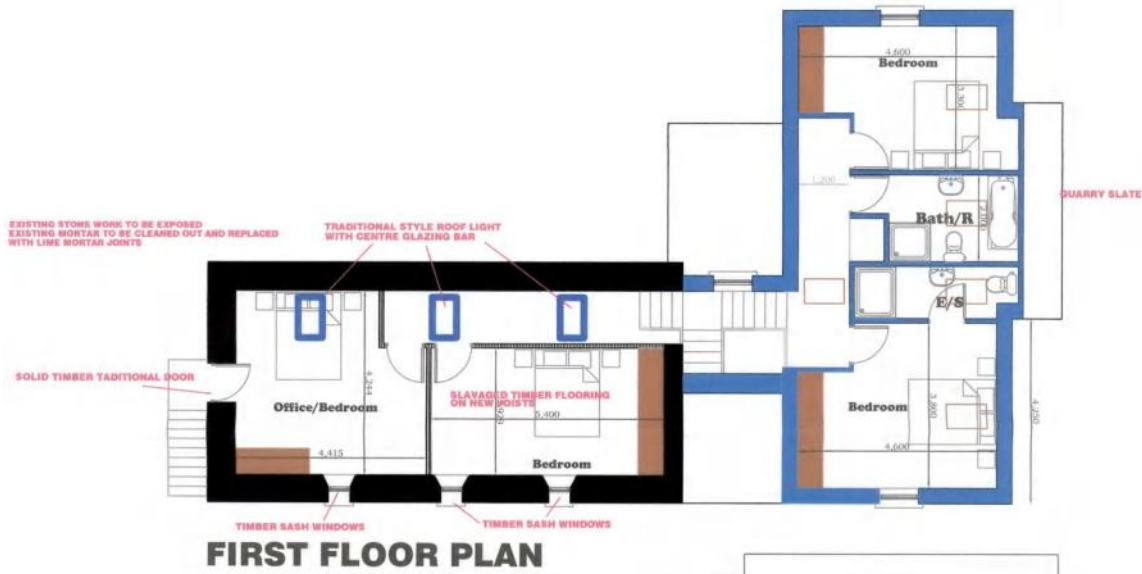
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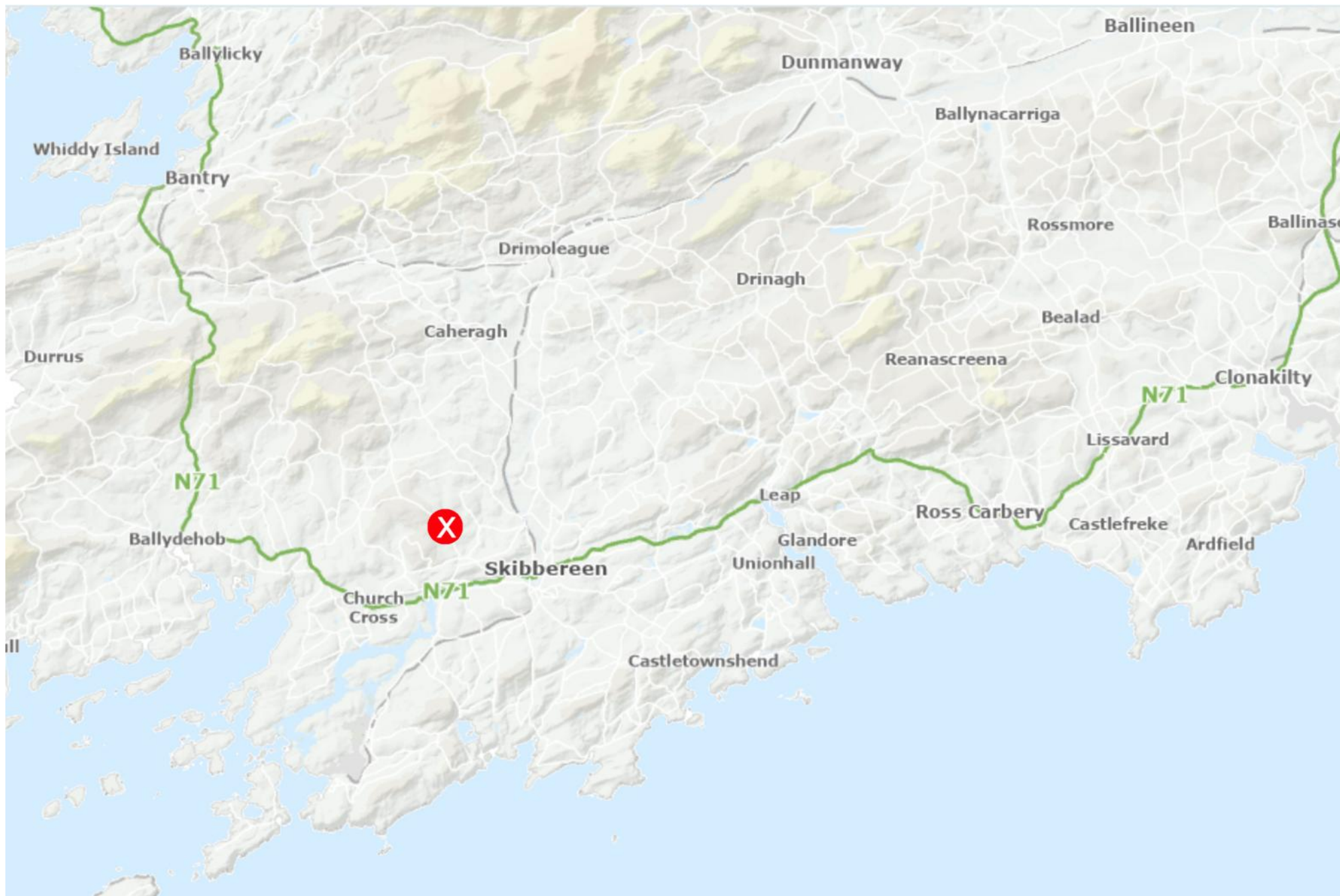
Noreen O'Mahony

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with the plans and particulars lodged with the Planning Authority on the 10/01/2025 as amended on the 08/04/2025 save where amended by the terms and conditions herein.	In the interests of clarity and orderly development of the site.
2	The proposed extension and the existing stone building combined shall be confined solely to residential use as a single private dwelling unit.	In the interests of residential amenity and orderly development of the site.
3	No extension to the the dwelling shall be permitted without the prior written approval of the Planning Authority, notwithstanding the Exempted Development provisions of the Local Government (Planning and Development) Regulations 2001, as amended.	In the interests of visual amenity.
4	The roof covering of the permitted development shall be slate or flat tile coloured dark grey or black to the satisfaction of the Planning Authority.	In the interests of visual amenity.
5	All planting shall comply with the specifications of the landscaping scheme submitted and agreed on the 08/04/2025 and shall be maintained by the developer and if any plant should die it shall be replaced within the next planting season.	In the interests of visual amenity.
6	Existing trees and hedgerows on site shall be retained and maintained.	In the interests of visual amenity.
7	Any damage to the adjoining public road by construction traffic during development works shall be made good by the Council at the expense of the developer.	In the interests of road safety.
8	The Developer shall apply for a road opening licence and in doing so adhere to the relevant conditions contained within including providing a detailed Temporary Traffic Management Plan as per Chapter 8.	In the interests of health and safety.
9	Prior to commencement of the works trench reinstatement shall be	To ensure quality of trench material used and smooth connectivity to

	agreed with the Area Engineer.	existing surface.
10	Where demolition / excavated material is to be disposed of off site, it shall be disposed of within an approved waste / soil recovery facility.	In the interests of public health.
11	Vegetation or any structure shall not exceed 1m in height within the sight distance triangle. Any utility poles currently within the sight triangle, which as a result of compliance with this condition will be in front of the new road boundary, shall be repositioned behind it, and any surface chambers or manholes in front of it shall be repositioned in a location or at a level to be agreed with the Council's Area Engineer. The applicant shall be responsible for the costs of relocating these facilities, for notifying the relevant statutory undertakers, for obtaining any necessary licences, and for notifying the Planning Authority of the revised locations of such utilities, prior to commencement of development	In the interests of road safety.
12	Existing road drainage shall not be obstructed and the entrance shall be designed and constructed to ensure the uninterrupted flow of road surface run-off.	To maintain proper roadside drainage and to prevent the flooding of the public road.
13	Existing inlets or drains taking surface water from the public road into the site shall be preserved and maintained.	To prevent flooding of the public road.
14	The developer shall provide and lay a concrete or plastic pipe drain of not less than 300mm minimum internal diameter under the entrance from the public road, to the satisfaction of the Planning Authority.	To maintain proper roadside drainage and to prevent the flooding of the public road.
15	Foul drainage shall be by means of a proprietary wastewater treatment system. This treatment unit and percolation area shall meet all the requirements of the Code of Practice, Wastewater Treatment Disposal Systems Serving Single Houses (p.e.< 10) EPA 2021 and shall be installed and maintained in accordance with the manufacturers	In the interests of public health.

	instructions.	
16	Surface water shall be disposed of within the site by means of soakaways and shall not be allowed to flow onto the public road and roadside drainage shall not be obstructed.	To maintain proper roadside drainage and to prevent the flooding of the public road.
17	At least one month before commencing development or at the discretion of the Planning Authority within such further period or periods of time as it may nominate in writing, the developer shall pay a contribution of €3,351.04 to Cork County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 01/04/2025, and shall be increased monthly at a rate of 8% per annum in the period between the date on which this value was calculated, and the date of payment.	It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting development in the area of the Planning Authority, as provided for in the Council's Development Contributions Scheme, made in accordance with Section 48 of the 2000 Planning and Development Act, and that the level of contribution payable should increase at a rate which allows both for inflation and for phasing in of the target contribution rates, in the manner specified in that scheme.





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

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