

FOR SALE IN ONE OR TWO LOTS

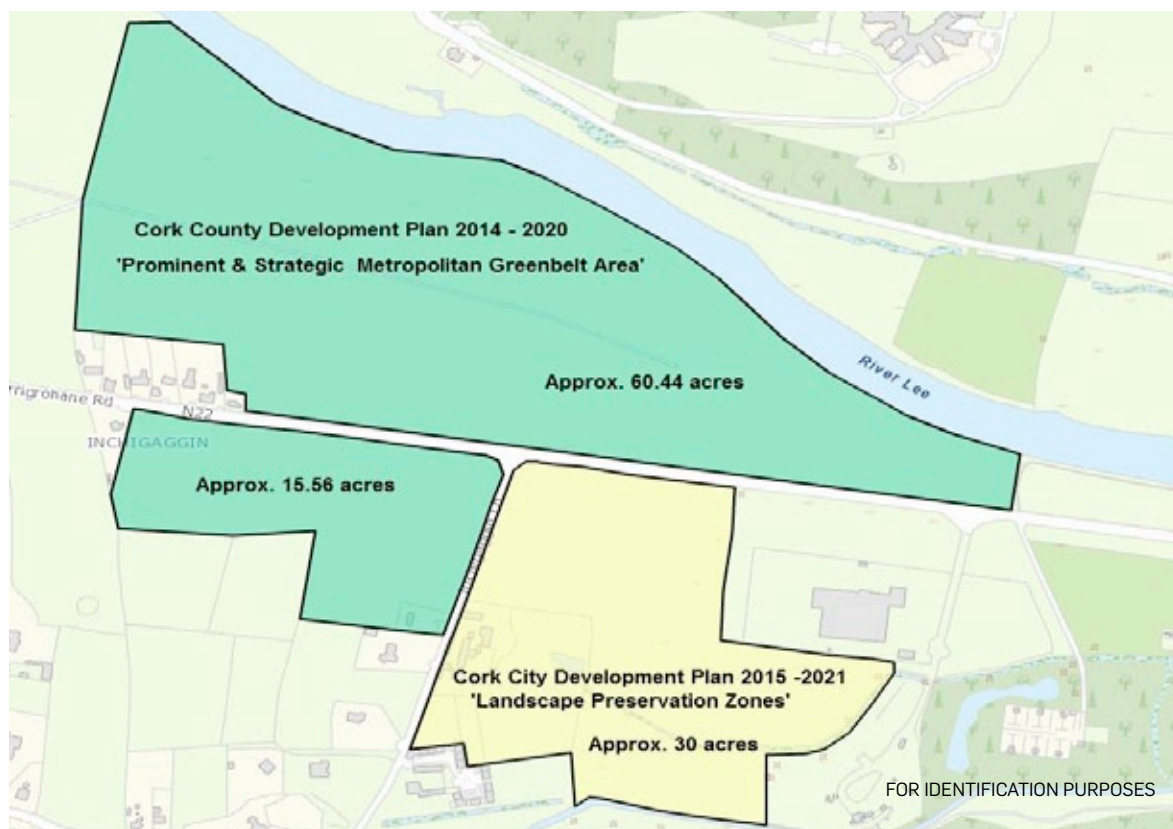
INCHIGAGGIN HOUSE AND LANDS, CARRIGROHANE ROAD, CORK



021-427 5079

- Distinctive Period house on a total landholding of approx. 106 acres (42.9 Hectares)
- Superb location just west of Cork city on Carrigrohane Road and Inchigaggin Lane
- Excellent opportunity to acquire a period property on a significant landholding on the outskirts of Cork City





LOCATION

The property is located west of Cork city, north and south of Carrigrohane Road and east and west of Inchigaggin Lane with extensive road frontage to both the River Lee and Curraheen River.

Inchigaggin House is situated to the east on Inchigaggin Lane which links Model Farm Road with Carrigrohane Road. Neighbouring commercial occupiers include, Grassland Agro, The Kingsley Hotel and Cork County Hall with University College Cork and Cork Institute of Technology close by.

DESCRIPTION

The opportunity comprises a period house and outbuildings on an overall land holding of approx. 106 acres.

Inchigaggin House is on approx. 30 acres is in three main divisions and under grass. The house comprises a 9 bay two storey period property built c.1800 and there are various outbuildings. The entire which is in need of refurbishment retains much of its historic features including timber sash sliding windows and timber panelled door with overhead fan light to the front.

The property is listed as a protected structure in the Record of Protected Structures (PS982)

The remaining approx. 76 acres is situated both north and south of the Carrigrohane Road with part of the lands adjoining the Lee Fields to the east and fronting the south banks of the River Lee.

ZONING

Inchigaggin House incorporating approximately 30 acres of land is zoned 'Landscape Preservation Zones' in the Cork City Development Plan 2015- 2021.

The zoning objective is "To preserve and enhance the special landscape and visual character of landscape preservation zones."

The remaining lands approximately 76 acres is situated in an area zoned 'Prominent & Strategic Metropolitan Greenbelt Area' in the Cork County Development Plan 2014 -2020

The zoning objective is "To protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements."

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TITLE

The property is held on a freehold or similar title.

SOLICITORS

WhitneyMoore Solicitors

Wilton Park House

Wilton Place

Dublin 2

Contact: Colin Hayes – (01) 611 0000

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

Margaret Kelleher 021-427 5079 mkelleher@lisney.com

Amanda Isherwood 021-427 5079 aisherwood@lisney.com

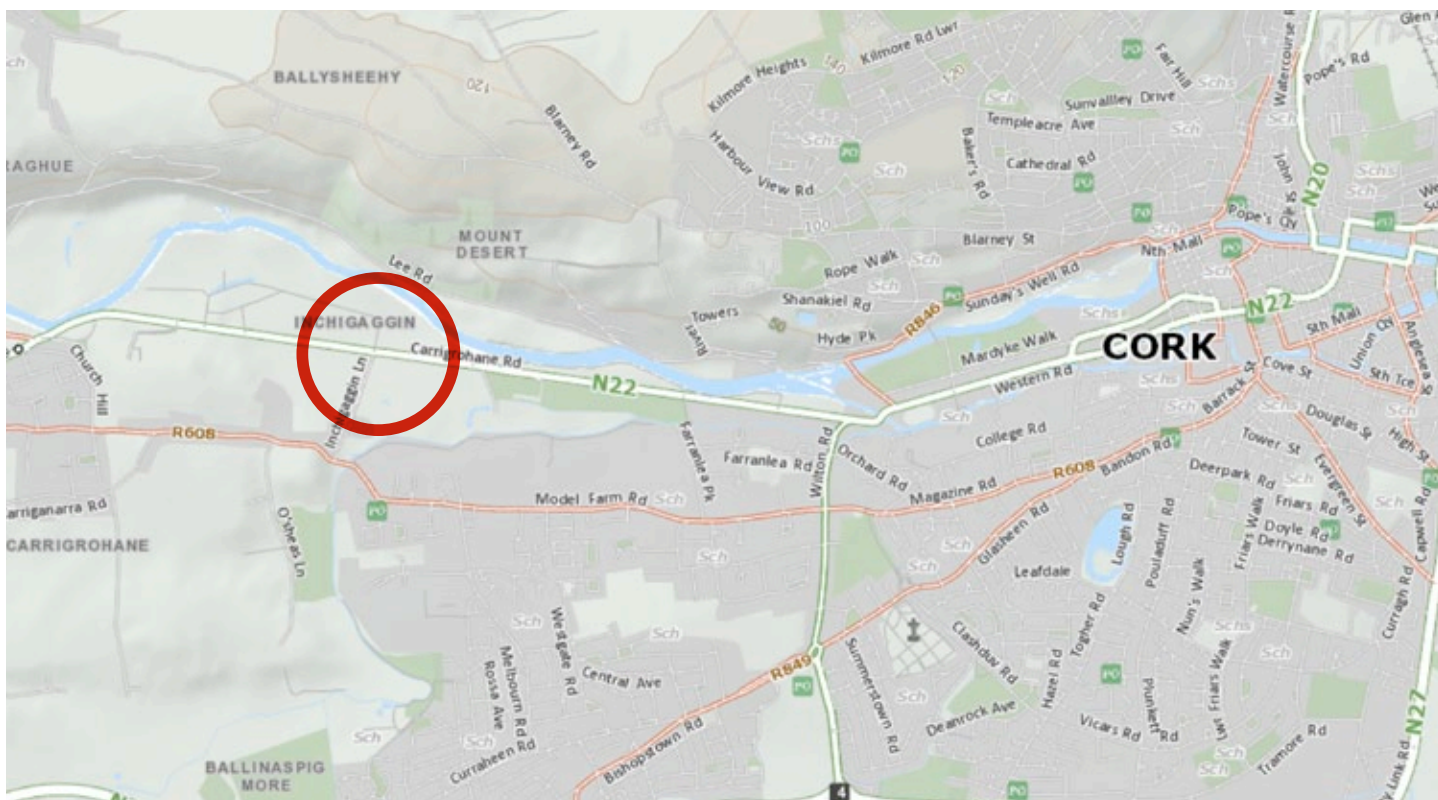
BER INFORMATION

BER Exempt.

GUIDE SALE PRICE

€2,200,000 for the entire;

Offers will be considered for Inchigaggin House on approx. 30 acres and the remaining approx. 76 acres as separate lots.



CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

LONDON

33 Cavendish Square,
Marylebone,
London, W1G 0PW, UK
Tel: +44 (0)203 714 9055
Email: london@lisney.com

Ref: CKC37333

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