

FOR SALE BY PRIVATE TREATY

RESIDENTIAL DEVELOPMENT OPPORTUNITY, CROOKSTOWN, CORK



FOR IDENTIFICATION PURPOSES ONLY.

021-427 5079

- Approx. 4.4 ha (10.9 acres).
- Excellent connectivity to the village with in excess of 400m of road frontage.
- Approx. 1.6 ha (4 acres) are situated within the settlement boundary of Crookstown with potential for residential development (SPP).
- Positive planning permission history.
- Comprises good quality agricultural lands.
- Conveniently situated just south of the N22 Cork to Killarney road approx. 12km east of Macroom, 18km west of Ballincollig and 30km west of Cork city.



LOCATION

The property is situated in Crookstown approximately 200 metres south of the village centre and adjacent to Belmont Place housing estate.

Crookstown is a conveniently located commuter village situated midway between Macroom and Ballincollig and is just south of the N22 Cork to Killarney road. Crookstown is within easy driving distance to Cork city centre over the N22 which connects with the Ballincollig By Pass and South Ring Road. Cloughduv National School and Kilmurry National School serve the local area and are approx. 3 km east and west of the property.

DESCRIPTION

The property comprises a good quality agricultural landholding extending to approximately 4.4 hectares (10.9 acres) with extensive road frontage of approx. 400 metres to its eastern boundary.

The lands are currently under grass and are laid out in three main divisions with approx. 2.8 ha (6.9 acres) to the southern end and approx. 1.6 ha (4 acres) to the northern end.

The property has excellent topography and boundaries are clearly defined with trees and hedgerow. The northern boundary extends to approx. 100 metres which fronts the entrance to Belmont Place, a housing estate of approx. 40 townhouses.

TOWN PLANNING

Approx. 1.6 ha (4 acres) situated to the property's northern end are within the settlement boundary for Crookstown as outlined in the Blarney Macroom Municipal District Local Area Plan 2017.

The local area plan states "consideration could be given to the provision of up to 120 additional dwelling units during the plan period subject to normal planning consideration".

An extension of duration of planning permission (ref: 14/04974) was granted on July 7th, 2014 for the development of 27 no. dwelling units with sewage treatment plant including all ancillary site development works. This planning permission expired April 6th, 2019.

Proposed house types included 3 no. 4 bed detached, 6 no. 4 bed semi-detached, 2 no. 3 bed semi-detached, 3 no. 2 bed semi-detached and 13 no. 3 bed terraced.

TITLE

The property is held on a freehold title.

GUIDE SALE PRICE

€350,000

FURTHER INFORMATION

For further information please contact the sole selling agent:

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