

# MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



**For Sale** – Site Subject to Planning Permission  
Tullyglass, Bandon, Co Cork

**Offers over €59,000**

Faxbridge Roundabout, Clonakilty, West Cork

023 8859111 | [info@martinkelleher.ie](mailto:info@martinkelleher.ie) | [martinkelleher.ie](http://martinkelleher.ie)

CRO No. 68453



**ipav**  
Institute of Professional  
Auctioneers & Valuers

The property is situated on a quiet country road in an area that is not too built up or isolated.

**A sale would be considered to somebody who would qualify under Cork County Council's Housing Requirements - i.e. Local Housing Need. Please discuss with your own architect, planner and or engineer in relation to your eligibility. Furthermore any potential applicant must carry out their own enquiries via the Cork County Council planning department and advice can be sought from an engineer/architect/planner.**

This plot of land, which previously had planning permission, now expired, is for sale subject to planning permission for a residential dwelling. Located just 4km from Newcestown, 5.5km from Enniskeane, 10km from Bandon and 35 minutes drive from Cork.

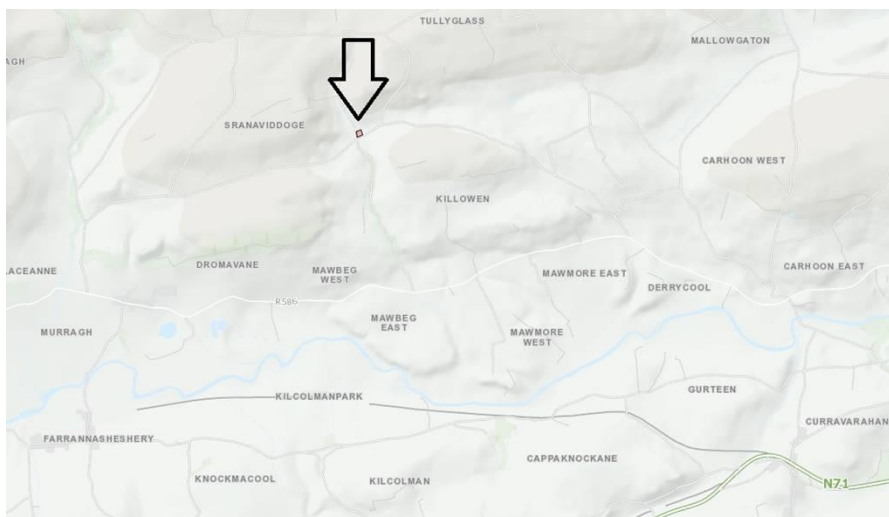
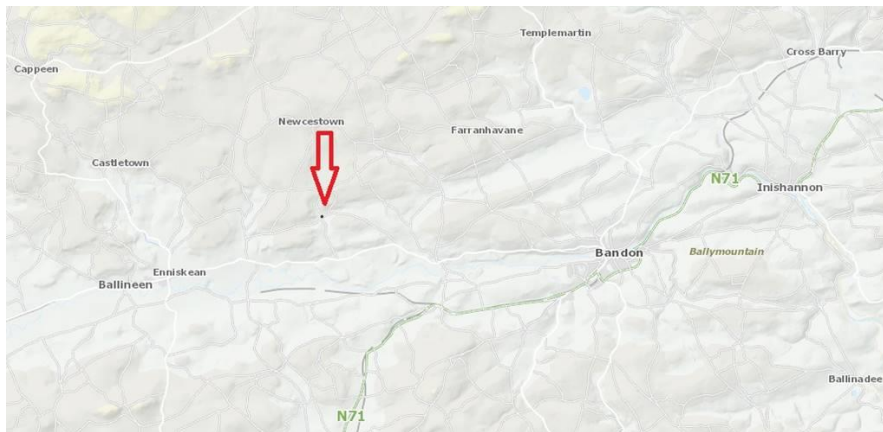
Extending to c. 0.54 acres the site itself is level, fenced, enclosed and has a gated access point to the road. Furthermore there is already a concrete base and piled foundation on site (2007), ready for blockwork. A Steeltech shed of c. 20 Sqm is also on site. High speed broadband, telephone, electricity adjacent to the property

The land itself previously had planning permission granted in 2004 and updated 2006 for the development of a detached, two storey, residential dwelling and detached garage. Planning register number 068160.

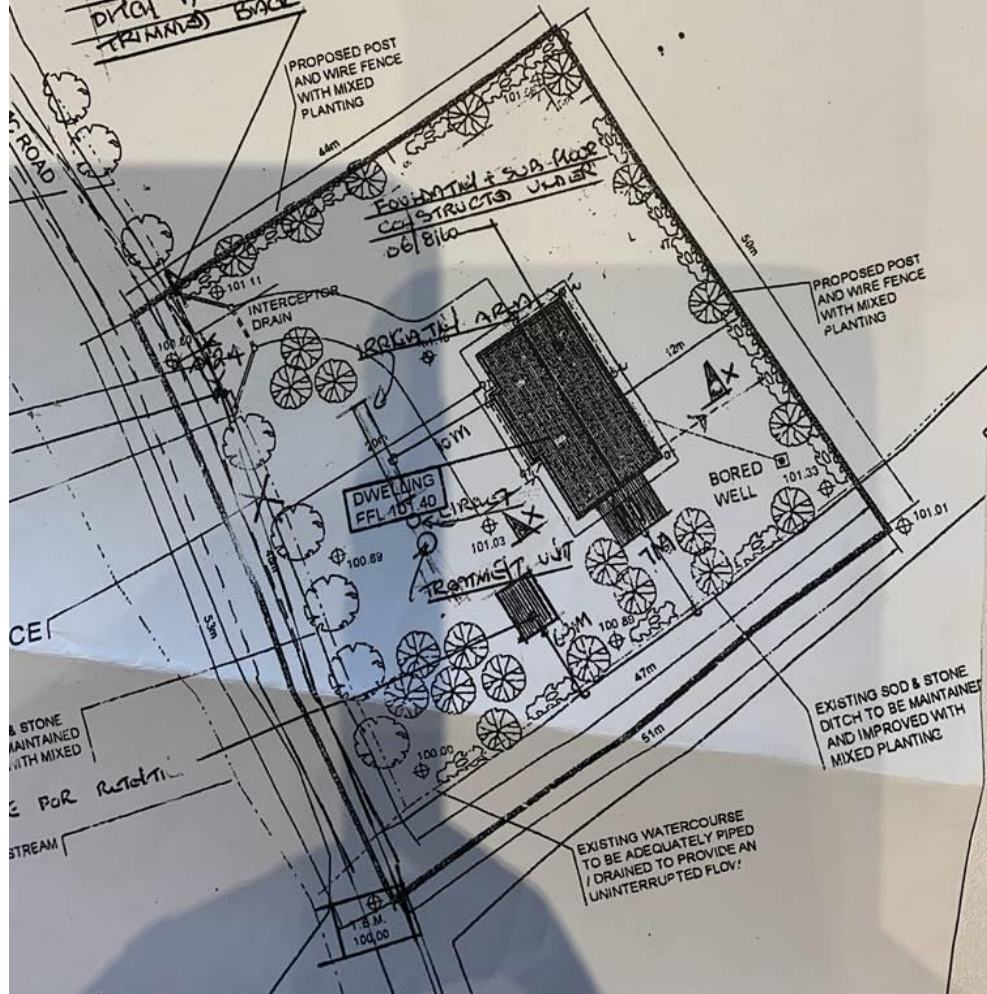
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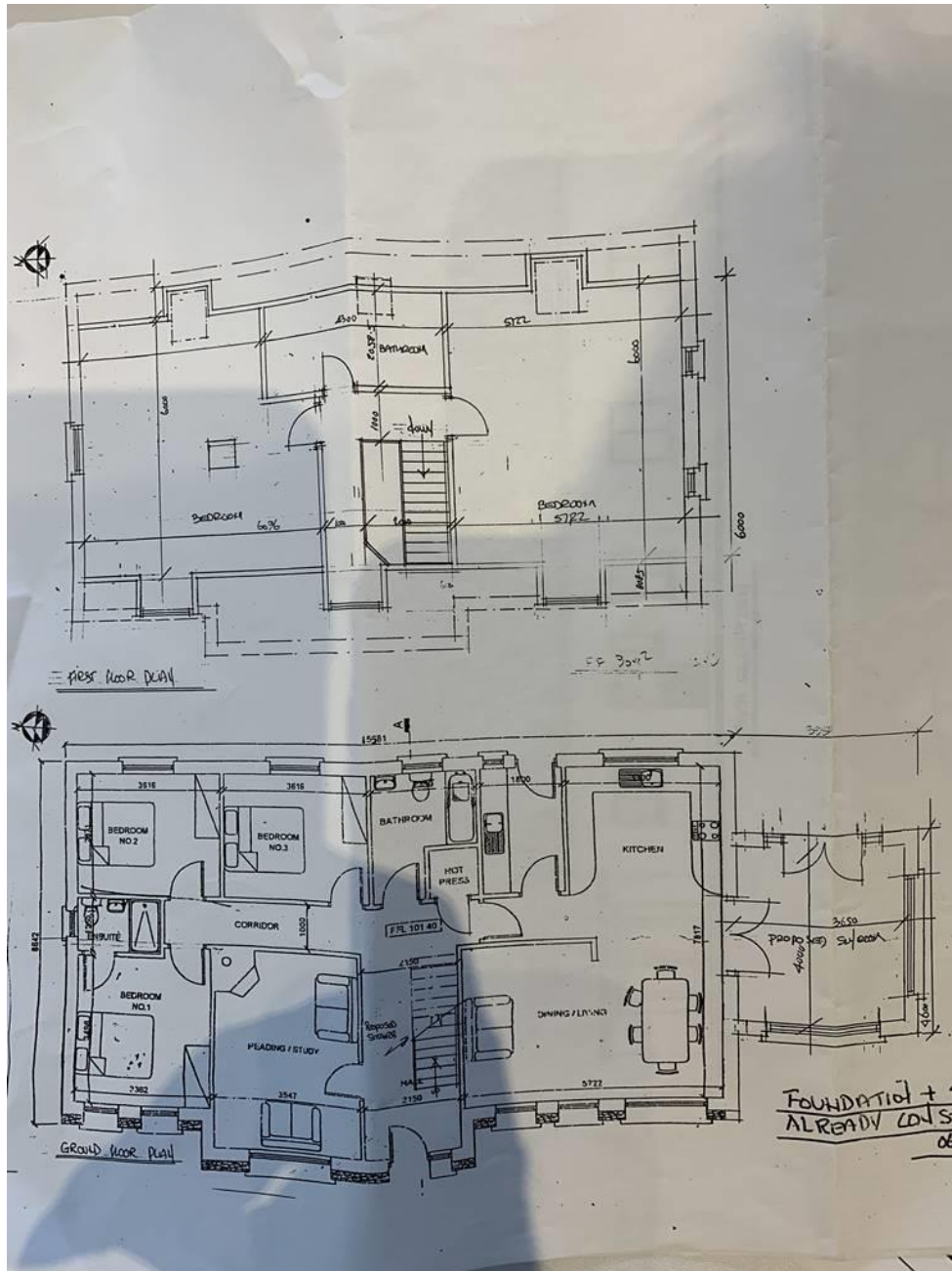






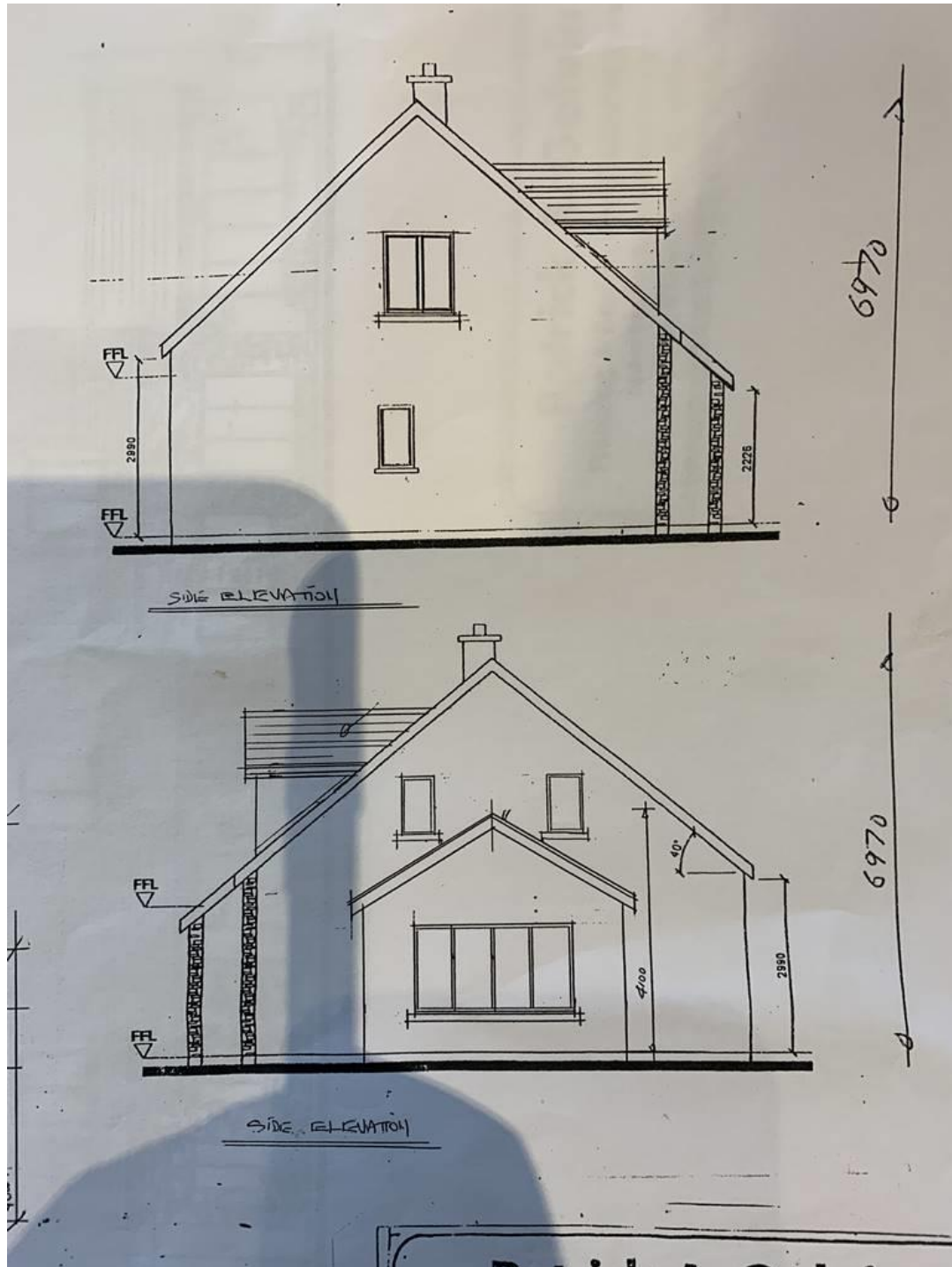
SIGHT LINES FROM POINT SET BACK 2.4m  
 FROM EDGE OF ROAD SURFACE AT & OF  
 INTERSECTION: C. ROW TO SOUTH, E. 100m TO NORTH,  
 DITCH AT H.W. CORNER OR SIDE TO S.E.  
 TERMINATED BACK











#### Important Notice/Disclaimer

Martin Kelleher Property Ltd. for themselves and for the vendors or lessors of the property whose agents they are, give notice that:

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No person in the employment of Martin Kelleher Property Ltd. or the vendors has any authority to make or give representation or warranty whatever in relation to this development. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, distances, maps and floor plans referred to are given as a guide only and should not be relied upon for the purchase of carpets, curtains, or any other fixtures and fittings. Lease details, service charges, title and ground rent, rates, if applicable should be checked by your solicitor prior to exchange of contracts.