

For Sale on the instructions of the joint Statutory Receivers, Jim Luby and Tom Rogers, McStay Luby.

DEVELOPMENT LAND BALLINVARRIG, WHITECHURCH, CO CORK



021-427 5079

- Approx 10.84 hectares (26.78 acres)
- Extensive road frontage on two sides
- Residential development opportunity, subject to planning permission
- Within the settlement boundary for Whitechurch
- Positive planning history, expired planning permission for residential development
- Convenient location, approx. 9km north of Cork city, 6km from Blarney and 5km from the N20 Mallow Road



LOCATION

The property is situated on the southern side of Whitechurch village approx. 9km north of Cork city. Whitechurch is a very attractive village within easy commuting distance of Cork city. It has a strong community atmosphere and it benefits from a good range of local services including a convenience shop, petrol filling station, pub, national school, GAA club, soccer pitch and community centre. Whitechurch has a population of 665 (Census 2016) and it is situated approx. 5km from the N20 Mallow Road and 6km from Blarney.

THE PROPERTY

The property comprises a regular shaped level greenfield landholding laid out in two main divisions and comprising approx. 10.84 hectares (26.78 acres). It is currently in agricultural use and it benefits from extensive road frontage to the two approach roads to Whitechurch village from the Cork side. There is road frontage of approx. 200m on the western boundary and road frontage of approx. 300m along the eastern boundary.

SERVICES

Interested parties are advised to make their own enquiries regarding the availability and capacity of services.

TITLE

Freehold title, forming part of Folio CKI48644F.

ZONING / PLANNING PERMISSION

The property is situated within the settlement boundary for Whitechurch as outlined in the Cobh Municipal District Local Area Plan 2017.

Expired planning permission for the construction of 200 No. two storey residential units and a creche on the subject land and on adjoining land which is not part of the sale. Planning ref. 068465 granted on 26th June 2007.

RECEIVER

On the instructions of the joint Statutory Receivers, Jim Luby and Tom Rogers, McStay Luby.

SOLICITOR

Helena Hickey, Frank Nyhan & Associates,
11 Market Square, Mallow, Co Cork.

Tel: 022-51506 Email: helena.hickey@franknyhan.ie

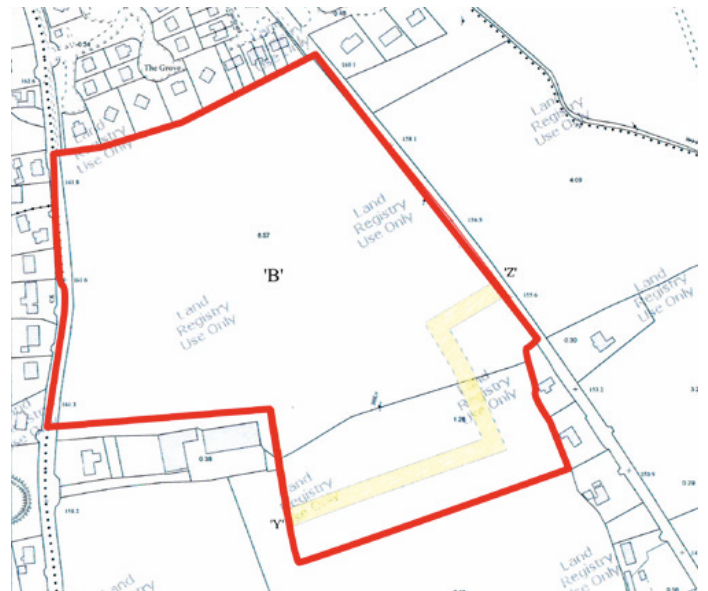
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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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. Lisney PSRA No. 001848.

