



# Downey McCarthy

THE PEOPLE YOU CAN TRUST

## Site at Shanballyreagh, Knockraha, Cork



## SUPERB RESIDENTIAL SITE FOR SALE

**AMV: €110,000**

**BER EXEMPT**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | LOCATION

Located at Shanballyreagh, Knockraha, Co Cork. The site is set in an attractive cul de sac location c. 2km from Knockraha village and neighbouring occupiers are mainly residential and agricultural. Glanmire is c.9km away with access to schools, shopping, hospitality, sporting facilities etc. Access to the M8 motorway is nearby via Watergrasshill.

## | DESCRIPTION

- Level site with clearly defined boundaries.
- Extending to c. 0.39ha (c.0.9 acres)..
- Certified concrete strip foundation poured 26th July 2018.
- Rising walls to sub floor level certified in compliance with original planning approval (08/6533) and in compliance with building regulations.
- Rural housing restrictions may apply

## | FEATURES

- Superb Level Site.
- Positive Planning History.
- Certified Strip Foundation and Rising Walls to Subfloor Level.
- Regular Bus Eireann service 214 servicing Glanmire and Cork City from Knockraha Village.

## | ACCOMMODATION

- Proposed Dwelling: per Planning Ref (08/6533) which has now lapsed.
- Ground Floor (127 sq meters).
- Open Plan Kitchen/Living/Dining Room, WC, Utility & Play Room.
- First Floor: (104 sq meters).
- 3 no Bedrooms including ensuite in Master Bedroom, Bathroom, Study.

## | DIRECTIONS

- From Glanmire Village take the R639 to Knockraha.
- The site is c. 2 km from Knockraha heading north passing Kilquane Cemetery on your left and keeping right at the fork following the sign to Watergrasshill.
- After farm buildings on your left proceed c. 0.25km and turn left at the cul de sac directly opposite Eircode T56 FT28.
- Proceed c. 0.25 km down the cul de sac and the site is towards the end on your left just below Eircode T56 E934.

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| ALL ENQUIRIES TO:

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