

RESIDENTIAL ROADSIDE HOLDING ON APPROX. 69.2 ACRES

HOUSE & FARM, LOUGHANE EAST, BLARNEY, CO. CORK



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021-427 5079

- Detached bungalow, derelict period farmhouse and farm outbuildings on a total land area of approximately 28 hectares (69.2 acres).
- Available for sale in one or two lots.
- Good quality agricultural land laid out in a series of divisions.
- Good quality tillage & grazing land which is currently in use.
- Extensive road frontage.
- Constant supply of water throughout the year from drain.
- Situated in the townland of Loughane East, approx. 3 km north west of Blarney Village and approx. 11 km north west of Cork City.





LOCATION

The property is situated in the townland of Loughane East approx. 3 kilometres north west of Blarney Village, 4 kilometres south of Courtbrack Village and 11 kilometres north west of Cork City. The property is accessed off the Killowen Road, a local access road serving the townland of Courtbrack, which is accessed from the R617 adjacent to Blarney Village. The landholding is situated to the north and south of Killowen Road. Lot 1 is accessed via public road off Killowen Road to the north. Lot 2 is located at the northern side has the benefit of road frontage onto Killowen Road.

DESCRIPTION

The property comprises a detached bungalow, a derelict period farmhouse and outbuildings on a total land area of approximately 28 hectares (69.2 acres). The entire holding is divided into two folios:

Lot 1: Folio 17529_1

This portion of the landholding comprises approximately 9 hectares (22.2 acres). The land is laid out in six divisions and gently slopes in a northerly direction. The majority of the land has adequate road side access and the boundaries are clearly defined with natural tree line ditches and hedging. The land comprises good grazing land and is currently used for cattle grazing. A small portion of the lands are in need of reclaiming. There is a constant supply of water throughout the year from drain. The land also includes an early medieval protected homestead namely a Ringfort and this is a legally protected monument under the National Monuments Act.

Lot 2: Folio 17519_2

This portion of the landholding comprises a detached bungalow, a derelict period farmhouse known as 'Lord Primrose Estate' and farm outbuildings situated on approximately 19 hectares (47 acres). This portion of the holding is situated on the northern side of Killowen Road and has the benefit of extensive road frontage. The period farmhouse, which is located to the south east of the land, is derelict. There are farm buildings located adjacent to the farmhouse.

The detached bungalow located to the west of the farm buildings, with independent access off Killowen Road, comprises 840 sqft of accommodation which includes sitting room, kitchen/dining room, three bedrooms and bathroom.

The land situated to the rear of the dwelling houses is laid out in 11 divisions with clearly defined boundaries of natural tree line hedging and ditches. The land comprises good tillage and grazing land which is currently used for cattle grazing. A river/stream is situated adjacent to the eastern boundary of the land, this tributary is in close proximity to the rear of the period farmhouse. There is a constant water supply.

ZONING/PLANNING

The property is situated in an area zoned 'Rural Housing Control Zone' in the Cork County Development 2014.

There is a 'Ringfort' in Lot 1 which is listed under the Sites & Monuments Record CO-062-131.

There are also two 'Possible Standing Stones' situated in Lot 1, reference CO-062-207 & CO-62-207.

TITLE

We understand that the property is held on a freehold or similar title.

SALE PRICE

Lot 1: €200,000.

Lot 2: €650,000.

BER INFORMATION

BER: E2.

BER No: 107782211.

EPI: 366.77 kWh/m²/yr.

SOLICITORS

Michael G. Purcell

Michael Purcell & Son Solicitors,

33 Main Street,

Macroom,

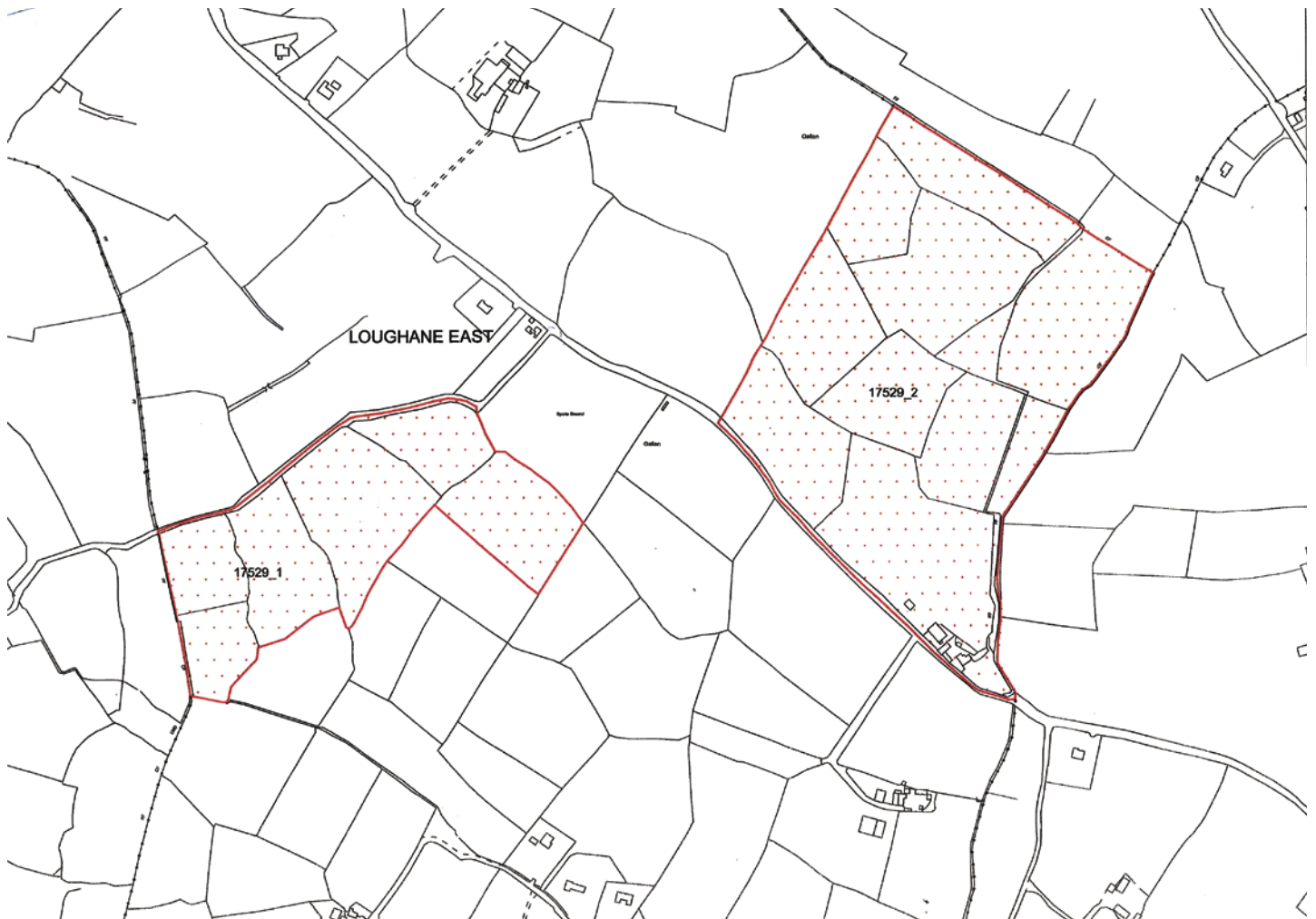
Co. Cork

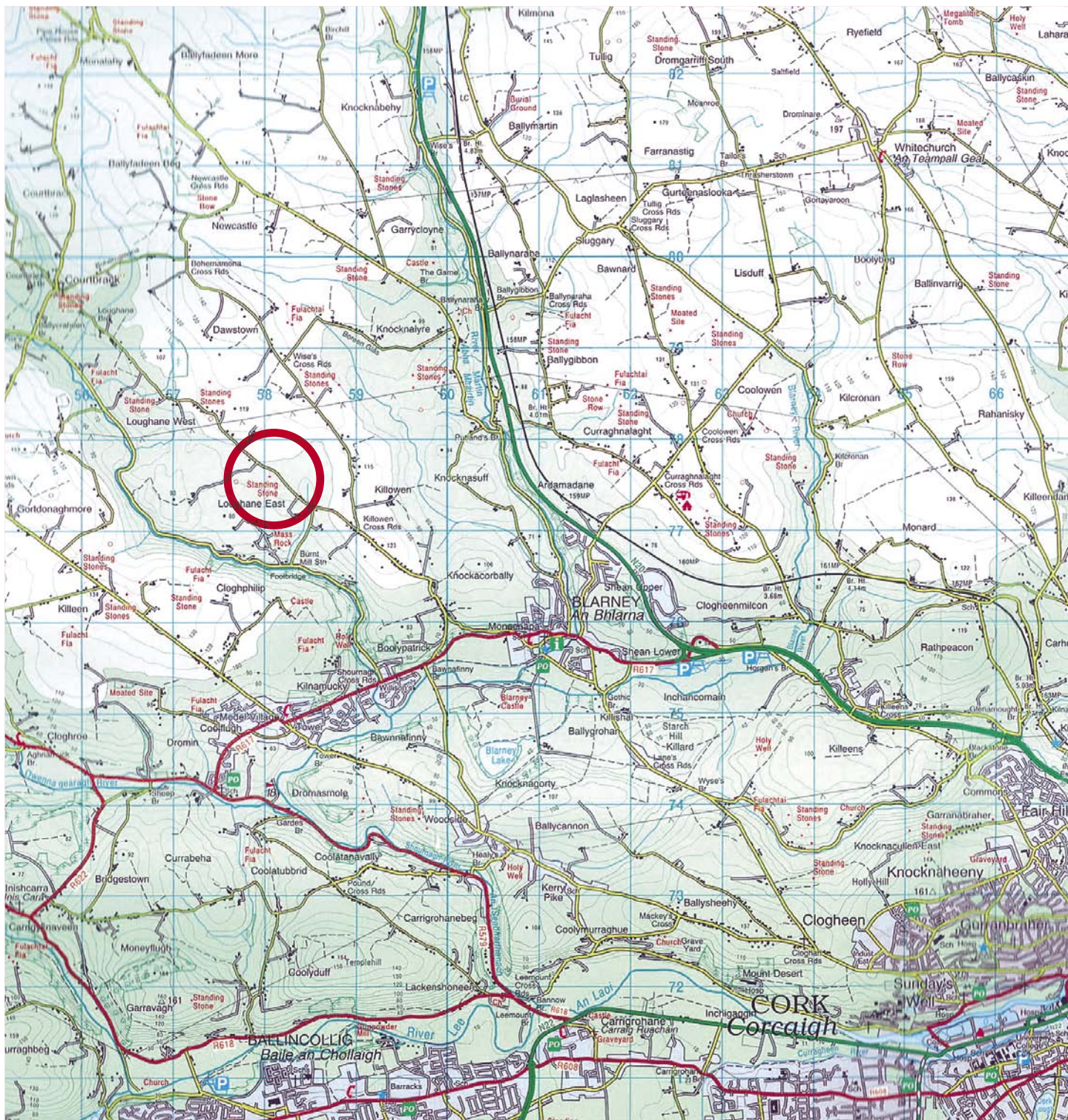
FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing, please contact Lisney.

David McCarthy 021-427 5079 dmccarthy@lisney.com

Mark Kennedy 021-427 5079 mkennedy@lisney.com





Ref: CKC36970

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CORK OFFICE

1 South Mall, Cork.
Tel: +353 21 427 5079
Fax: +353 1 638 2706
Email: cork@lisney.com

OTHER OFFICES

St. Stephen's Green House, Earlsfort Terrace, Dublin 2.
Tel: +353 1 638 2700 Fax: +353 1 638 2706 Email: dublin@lisney.com
1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com

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