

**For Sale by Private Treaty**

**C.74.2 acres,  
Bawnmore,  
Youghal,  
Co. Cork.**

**Extensive holding with planning permission**



Located within the development boundary of Youghal this property comprises a c. 74.2 acres with site clearance works having already taken place. The property has planning permission for a residential development granted and this has now been extended until 2019. The land is well located close to the town centre yet is easily accessed from the Youghal by-pass.

### Location

The property can be accessed from 2 points. From Youghal town centre, the property can be accessed from South Main Street by turning left onto lower Windmill lane and carrying straight on up Windmill hill and onto the Kilcoran Road. On the Kilcoran Road the property is on the right hand side after the left turn adjacent to the golf course. The property also has a right of way access from the R634 adjacent to Youghal RFC but the access road providing this is yet to be built.

### Description

The property comprises c.74.2 acres of land which has development works initiated. Site clearance works have taken place. The land to the western end of the holding is level and easily worked whilst the lands at the eastern end slope down to valley point. The property has the benefit of extensive panoramic views sea views and provides excellent potential.

The property is bounded to the west by agricultural land, to the north by an industrial unit and residential and leisure users, a public road to the east and residential uses to the south.

### Zoning & Planning Permission

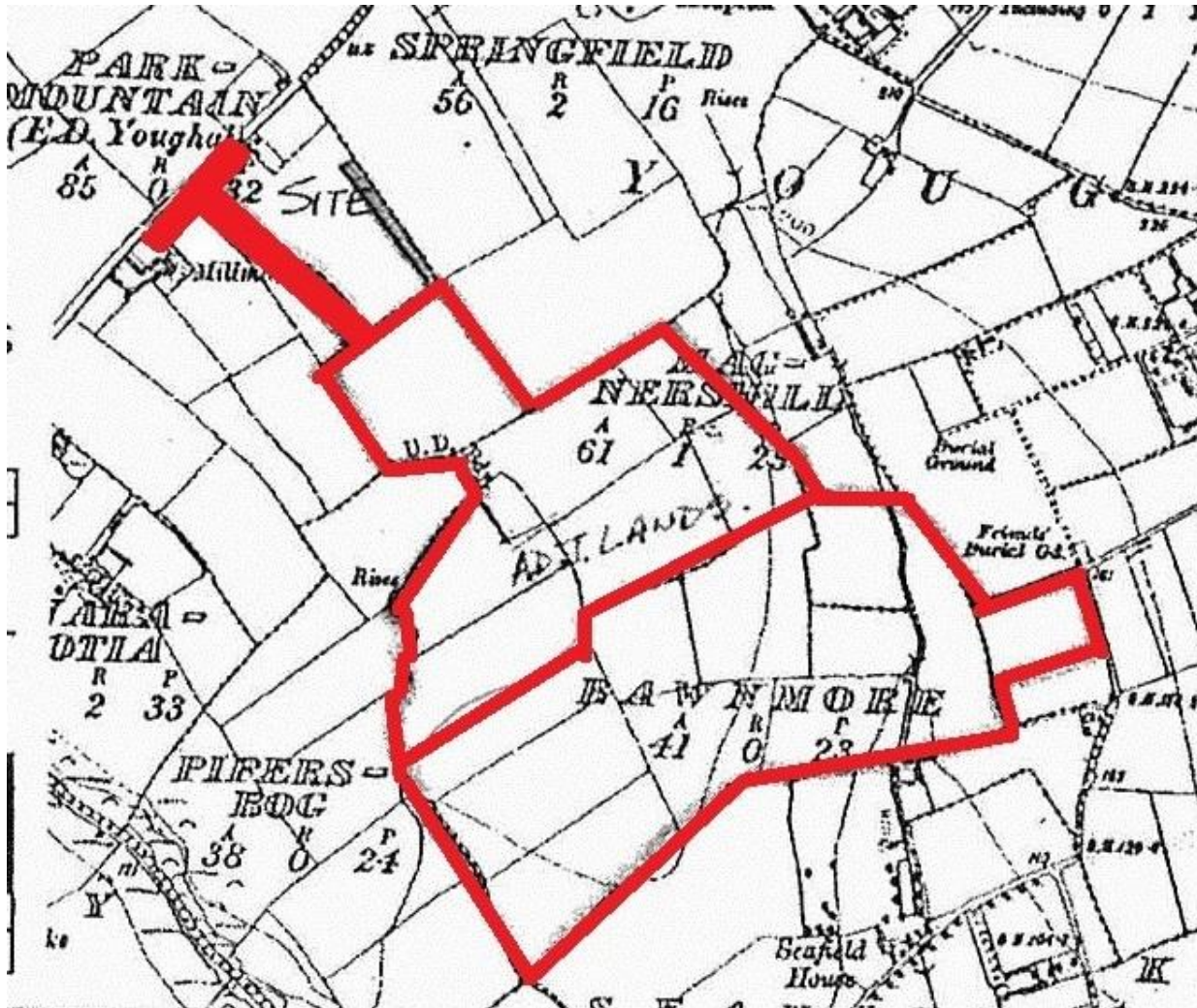
The property lies within an area zoned for residential use in the Youghal Town Council Development Plan 2009-2015. Planning permission for a large scale residential development was granted by Youghal Town Council under planning application reference P58074/07. This permission has been extended and is now valid until 2019. We understand that this planning application granted permission for at least 366 residential units as well as a Neighbourhood Centre development comprising 3,165.9 sq. metres of accommodation in 4 no. 2 & 3 storey blocks around a public plaza area.

**Asking Price:** €850,000 exclusive of VAT



**Further details available from sole agents**

**DISCLAIMER:** Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.



Map for location identification purposes only



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