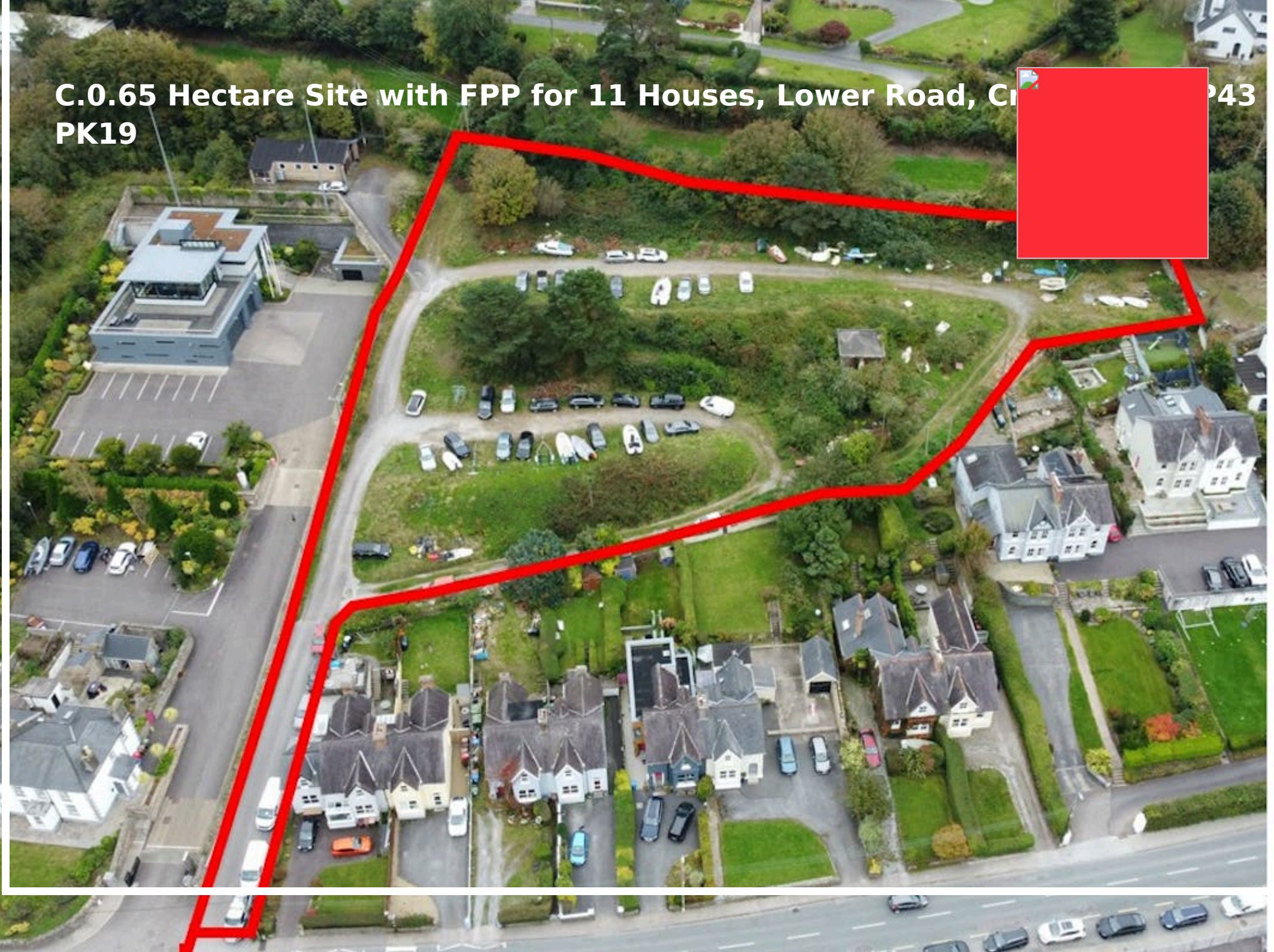


**C.0.65 Hectare Site with FPP for 11 Houses, Lower Road, Cr... P43  
PK19**







## ABOUT THE PROPERTY

Ideal village centre location with magnificent harbour views.

Significant reduction in commuting times to Cork City with 2028 opening of M28 Motorway.

High quality residential design of exclusive family homes.

Walking distance to schools, shops, transport and amenities.

Excellent local amenities with green way, yacht club, beaches nearby.

Mains services adjoining site.

Former boatyard on partially developed site with internal hardcore road.

Cork County Council Planning  
Reference: 22/05170



### LOCATION

Crosshaven is an attractive seaside village with a long maritime history situated on Corks Lower Harbour at the mouth of the Owenabue River. Crosshaven is the centre for a wider network of communities that include Church Bay, Myrtleville and Fountains Town with a combined population of circa 4,200. The site is located opposite the Royal Cork Yacht Club on the Lower Road and is within walking distance of the local supermarket and extensive local services. There are 3 national schools and 1 secondary school in Crosshaven. Carrigaline is with a more extensive services is circa 7km away and Cork City is circa 20km away. The new M28 motorway will significantly reduce travel times to Cork city and the main arterial routes. The location benefits from a frequent bus service on the 220 route.





## DESCRIPTION

Lisney are delighted to offer this excellent development ideally located on an elevated site with panoramic views over Drakes Pool, Crosshaven and Cork's Lower Harbour. Planning Permission has been granted for 11 superbly designed exclusive family homes designed to take maximum advantage of the location and views. The Architects of the scheme Butler Cammoranesi have designed two distinct terraces comprising of 5no. houses along a northern lower ridge and 6no. houses on the elevated southern boundary of the site. These terraces are comprised of generally three storey dwellings, each containing four bedrooms with generous living / reception areas and utility spaces. A three and two bedroom unit 'book-end' the northern terrace. Each terrace is bespoke in nature, mirroring the existing elevation of the western village hillside. The proposed development will attract a high level of interest when offered for sale on the open market.





## TENANT PROFILE

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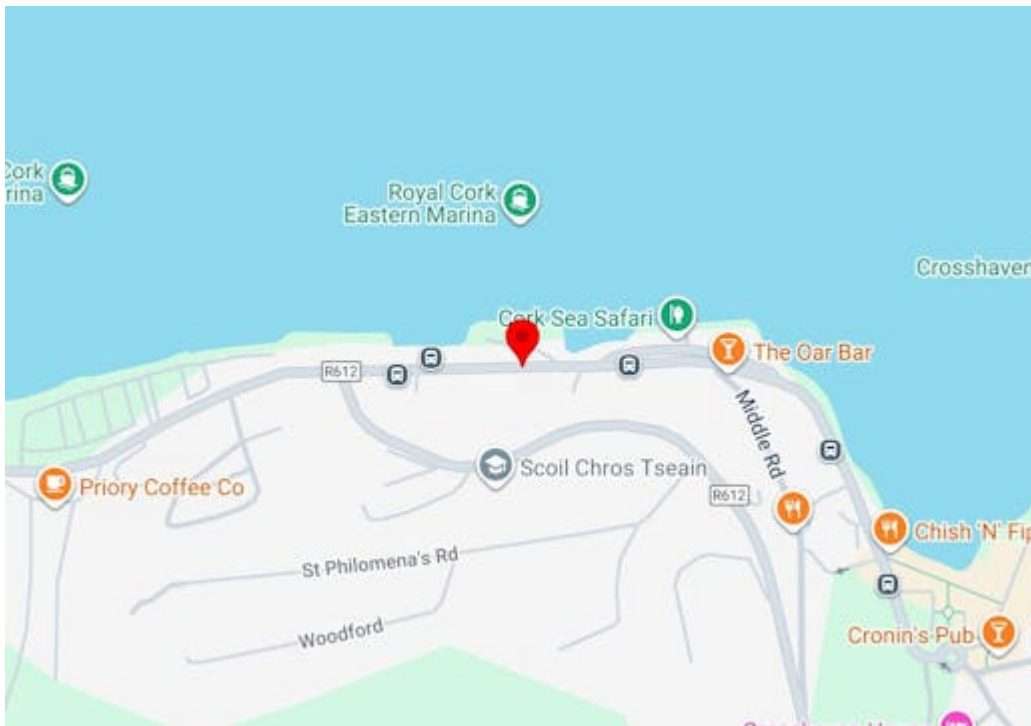
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## BER INFORMATION

BER



### For further information

Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

St. Stephen's Green House,

Earlsfort Terrace, Dublin 2, D02 PH42

Tel: +353 1 638 2700

Email: [dublin@lisney.com](mailto:dublin@lisney.com)



[lisney.com](http://lisney.com) @LisneyIreland

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.

