



# Hodnett Forde

property services

**CLOGHEEN, CLONAKILTY, WEST CORK**



**SITE 0.5 ACRES Subject to Planning**

**BER A1**

**GPS: 51.6123, -8.9023**

Rare opportunity to purchase a 0.5 Acre site within walking distance of Clonakilty Town. The plot is situated in a mature setting within the Town Boundary of Clonakilty in a green field site offering purchasers a superb blank canvas to build their dream home so close to all amenities.

The sale of the site is offered to successful qualifying applicants who meet Cork County Council's criteria of being local residents having a housing need.

**ASKING PRICE: €130,000**



**IMPORTANT NOTICE:** Whilst every care is taken in the preparation of these details, their accuracy is not guaranteed, nor do they constitute a contract or part thereof.

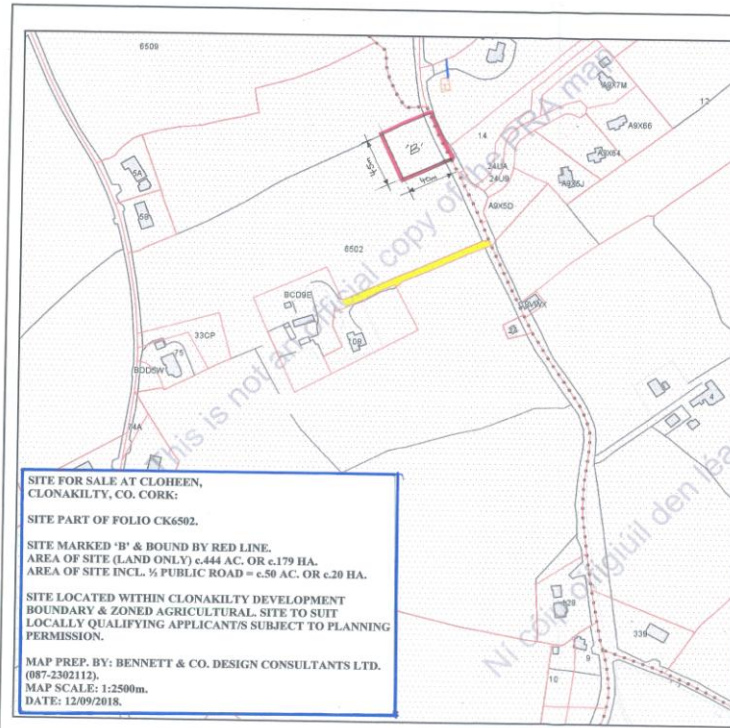
**Negotiator**  
**Andy Donoghue MIPAV. REV.**  
**087 2372347**

**Emmet Square**  
**Clonakilty**  
**Co. Cork**  
**P85 PH22**  
**Tel: 023 883 3367**

**PSRA Licence No 001170**







**SITE FOR SALE AT CLOHEEN,  
CLONAKILTY, CO. CORK:**

**SITE PART OF FOLIO CK6502.**

**SITE MARKED 'B' & BOUND BY RED LINE.**  
**AREA OF SITE (LAND ONLY) c.444 AC. OR c.179 HA.**  
**AREA OF SITE INCL. 1/2 PUBLIC ROAD = c.50 AC. OR c.20 HA.**

**SITE LOCATED WITHIN CLONAKILTY DEVELOPMENT  
 BOUNDARY & ZONED AGRICULTURAL. SITE TO SUIT  
 LOCALLY QUALIFYING APPLICANT/S SUBJECT TO PLANNING  
 PERMISSION.**

**MAP PREP. BY: BENNETT & CO. DESIGN CONSULTANTS LTD.**  
 (087-2302112).  
**MAP SCALE: 1:2500m.**  
**DATE: 12/09/2018.**

**The Property  
 Registration Authority  
 An tÚdarás  
 Clárúcháin Maoinne**



**Official Property Registration Map**  
 This map should be read in conjunction with the folio.  
 Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.  
 For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.prai.ie](http://www.prai.ie).  
 This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

- (indicated line of parcel(s) edges)*
- Freehold
  - Leasehold
  - Sub-Leasehold
  - 'S' Register

(see Section 8(3)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

**Burdens (may not all be represented on map)**

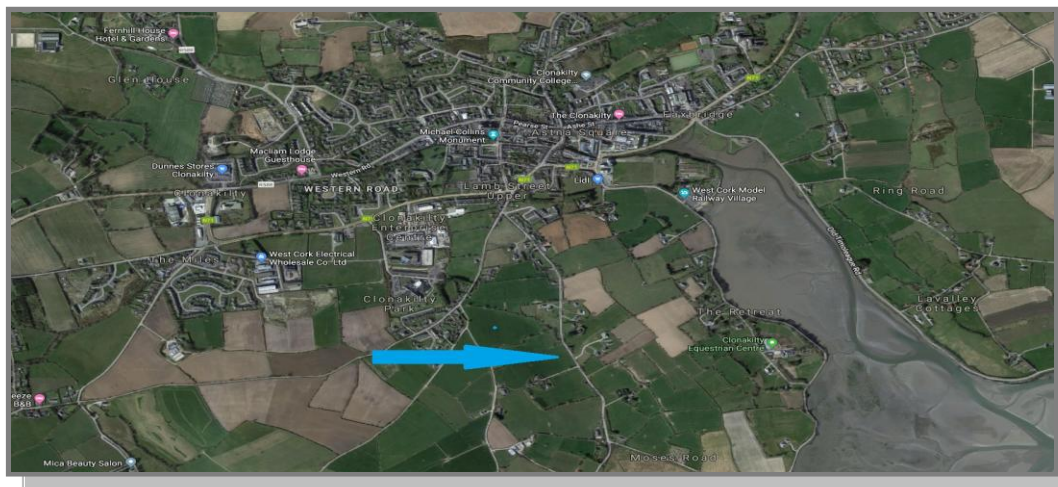
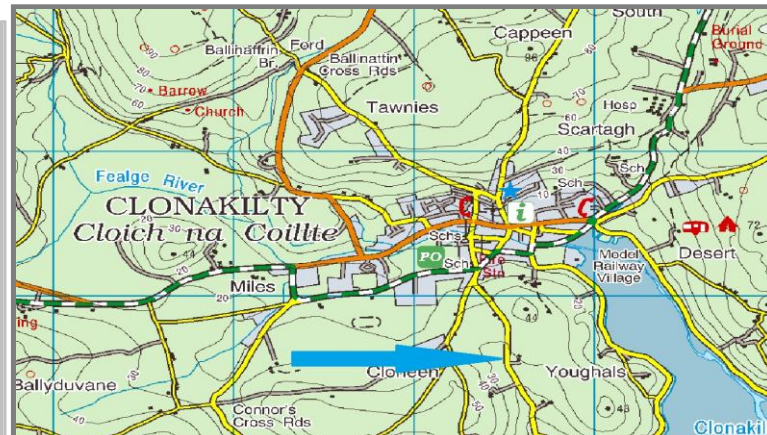
- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964. As inserted by Section 62 of the Registration of Deed and Title Act 2006.

Creation Date: 11 September 2018 16:58:19



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