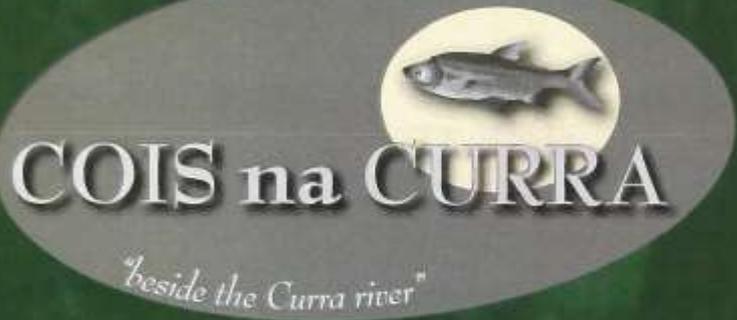


**FOR SALE BY PRIVATE TREATY**

# 'Cois Na Curra'

*Lisgould, Midleton, Co. Cork.*



**RESIDENTIAL DEVELOPMENT SITE  
WITH FULL PLANNING FOR 30 HOMES**



**Russell Estate Agents Ltd.**  
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## ***DESCRIPTION***

Russell Estate Agents are delighted to present to the market this wonderful opportunity to acquire a residential development opportunity in East Cork. Cois na Curra is Lisgoolds first housing development to be built on the banks of the gently flowing Owenacurra River, offering a soothing retreat away from the bustle of modern life. Construction commenced on the site in 2005 and phase once was completed with this phase containing 6 terraced properties which face onto the public road. Site works were also carried out on the site and construction was commenced on block 7 and block 8.

The site is now been sold by private treaty with the benefit of full planning permission for 30 homes. This is an ideal opportunity to acquire a ready to go residential development site located in the heart of East Cork.

## ***LOCATION***

The development is located in the heart of Lisgoold Village, combining all the advantages of rural living with the convenience of modern living. Lisgoold is located just 10 minutes from Midleton and 15 minutes from Glanmire. Cork City is within 30 minutes drive. With this multiple access to Midleton, Cork City, Watergrasshill, Carrigtwohill the convenience of living in Lisgoold becomes apparent.

Lisgoold itself enjoys sporting grounds, community hall, welcoming local pubs and fantastic wood walks. It also offers easy access to the many attractions that East Cork has to offer.

## ***PLANNING***

Planning has been granted for the completion of the ten homes referred to in phase 4 and phase 5 of this literature. Planning was also granted for construction of a further 20 homes in this development. The planning reference is 14/6442. It should also be noted that Cork County Council have confirmed that they intend striking out the development contributions mentioned in the grant of planning for 14/6442 of €58,397 as the developers had paid the development contributions associated with the previous planning application reference 05/5538.

## ***SERVICES***

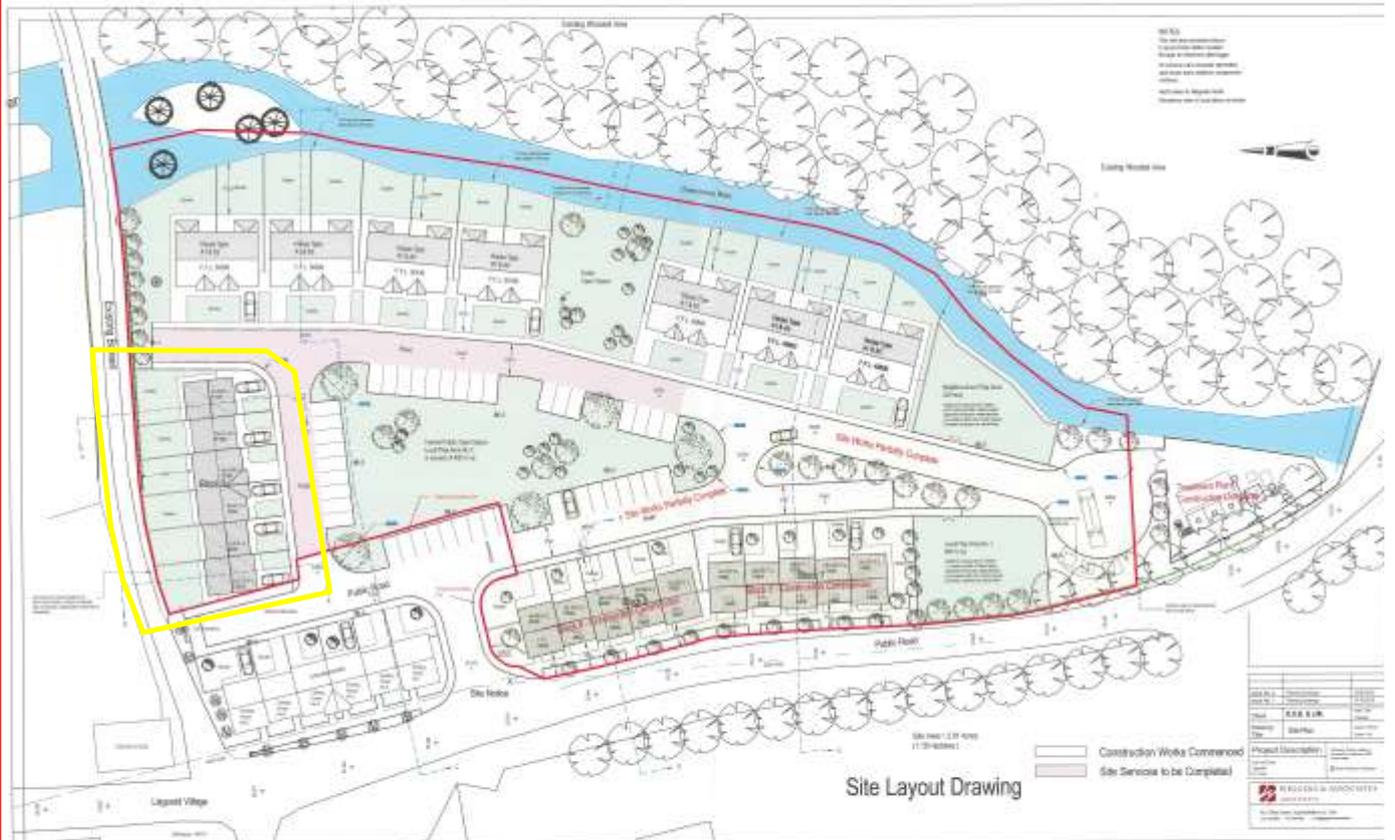
The site is serviced by a Waste Water Treatment plant which was constructed by the developers and handed over to Cork County Council in 2006. The plant is owned by Cork County Council and they are responsible for the operation and maintenance of the plant.

As part of the agreement with Cork County Council developers of Cois na Curra are entitled to connect up to 45 housing units to the plant. To date only 6 housing units have been connected.

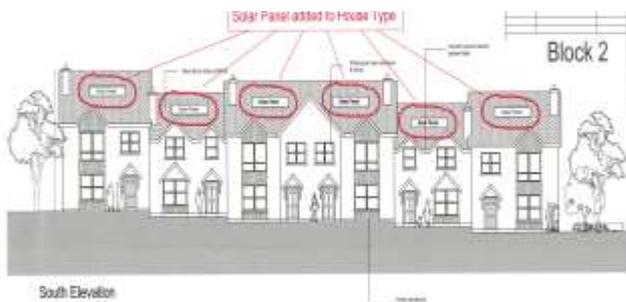
## PHASE 2

Phase 2 comprises of the following:

- Four mid terrace three bedroom houses
- Two end of terrace three bedroom houses



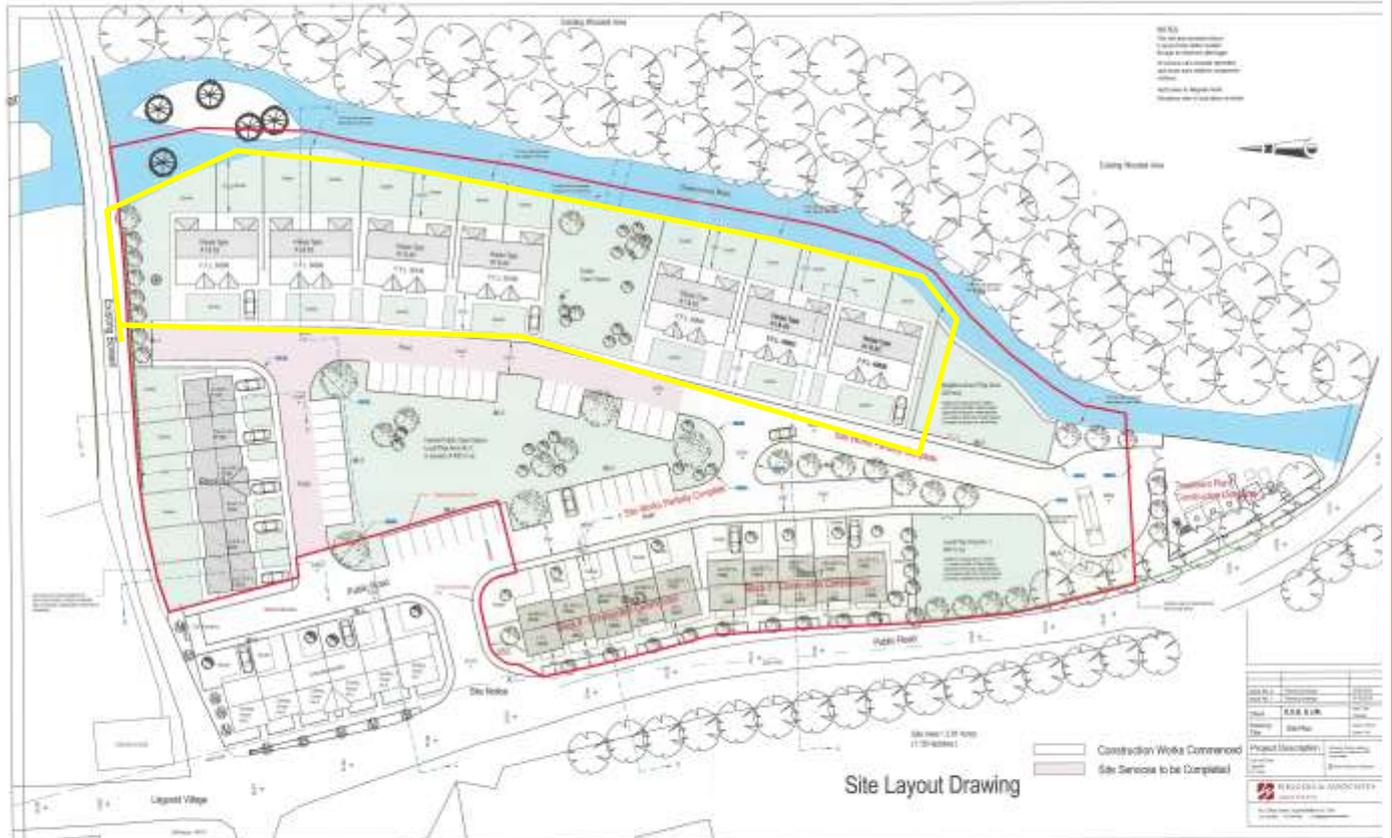
Phase 2 is outlined in yellow above. Marking is for identification purposes only.



# PHASE 3

Phase 3 comprises of the following:

- 14 three bedroom semi detached homes.



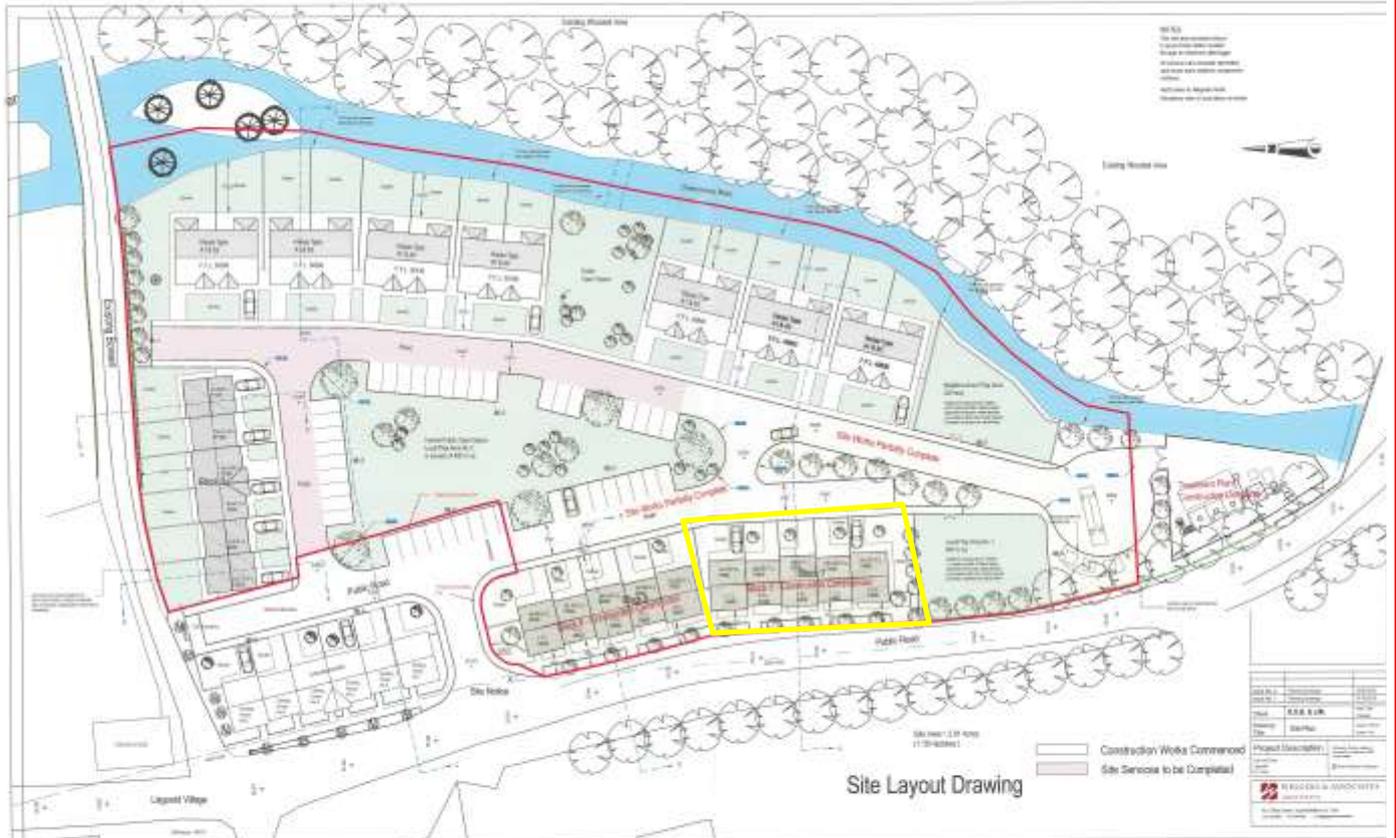
Phase 3 is outlined in yellow above. Marking is for identification purposes only.



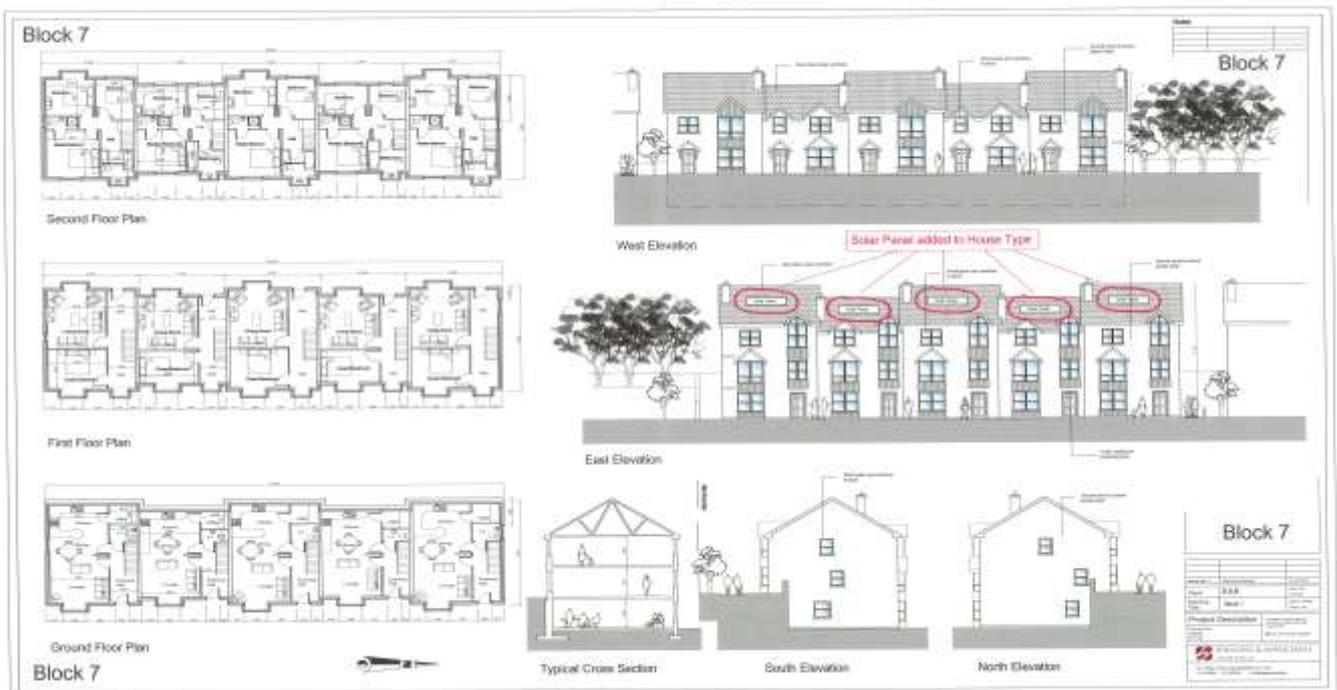
## PHASE 4

Phase comprises of the following:

- Three mid terrace four bedroom houses
- Two end of terrace four bedroom houses



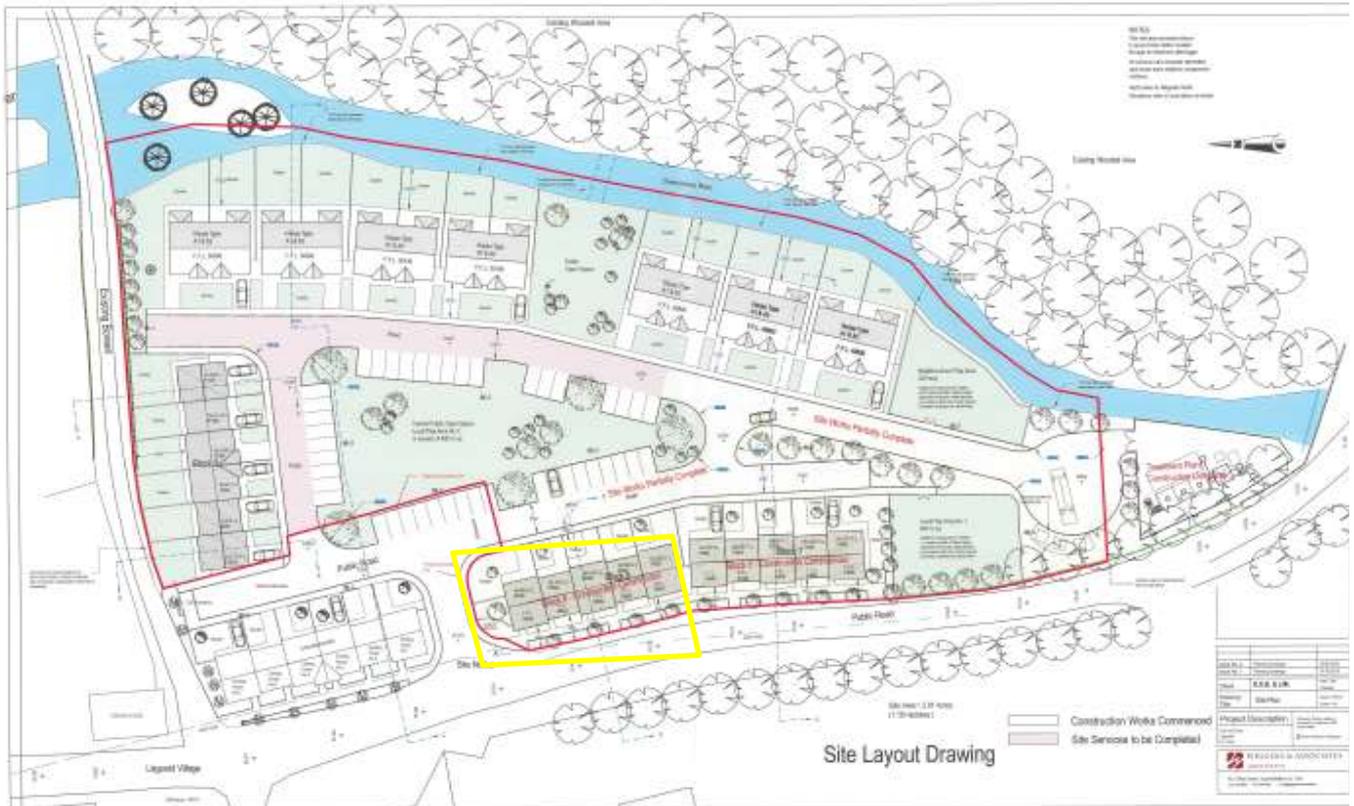
Phase 4 is outlined in yellow above. Marking is for identification purposes only.



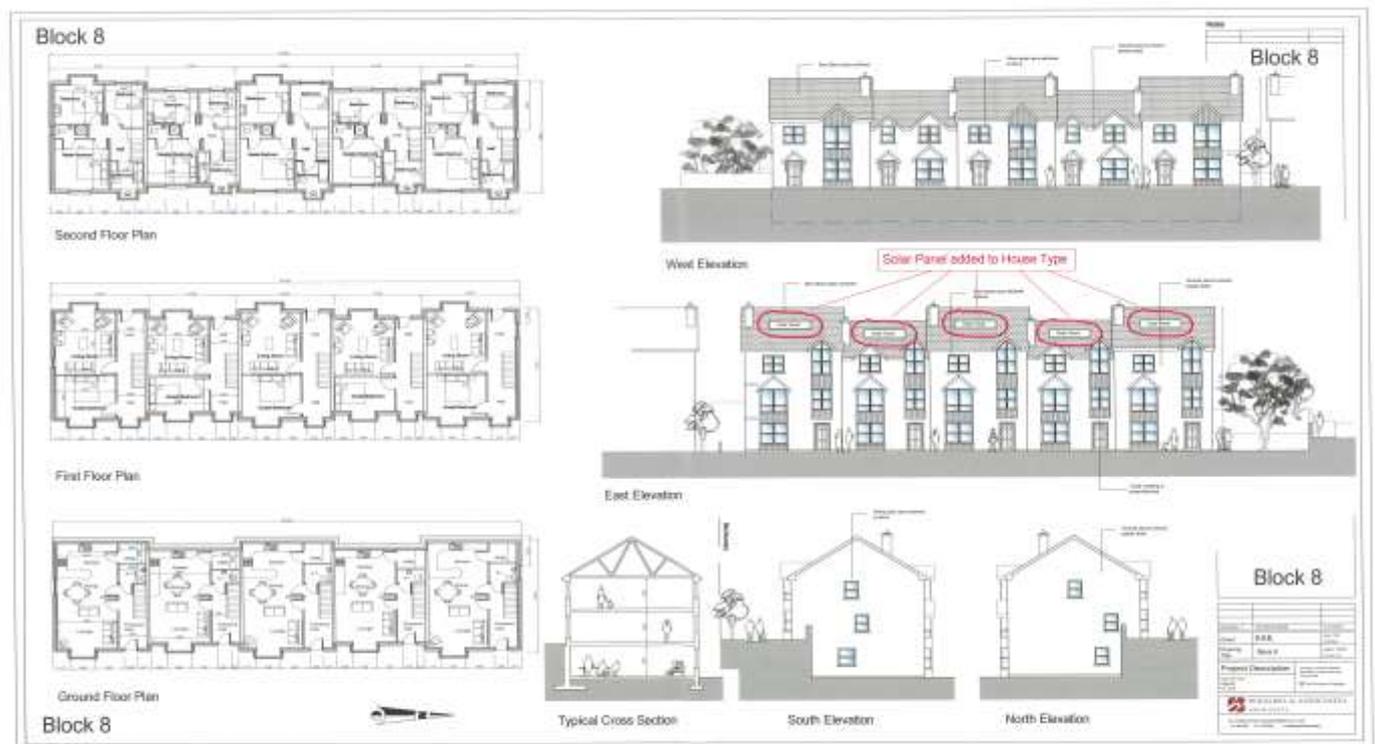
# PHASE 5

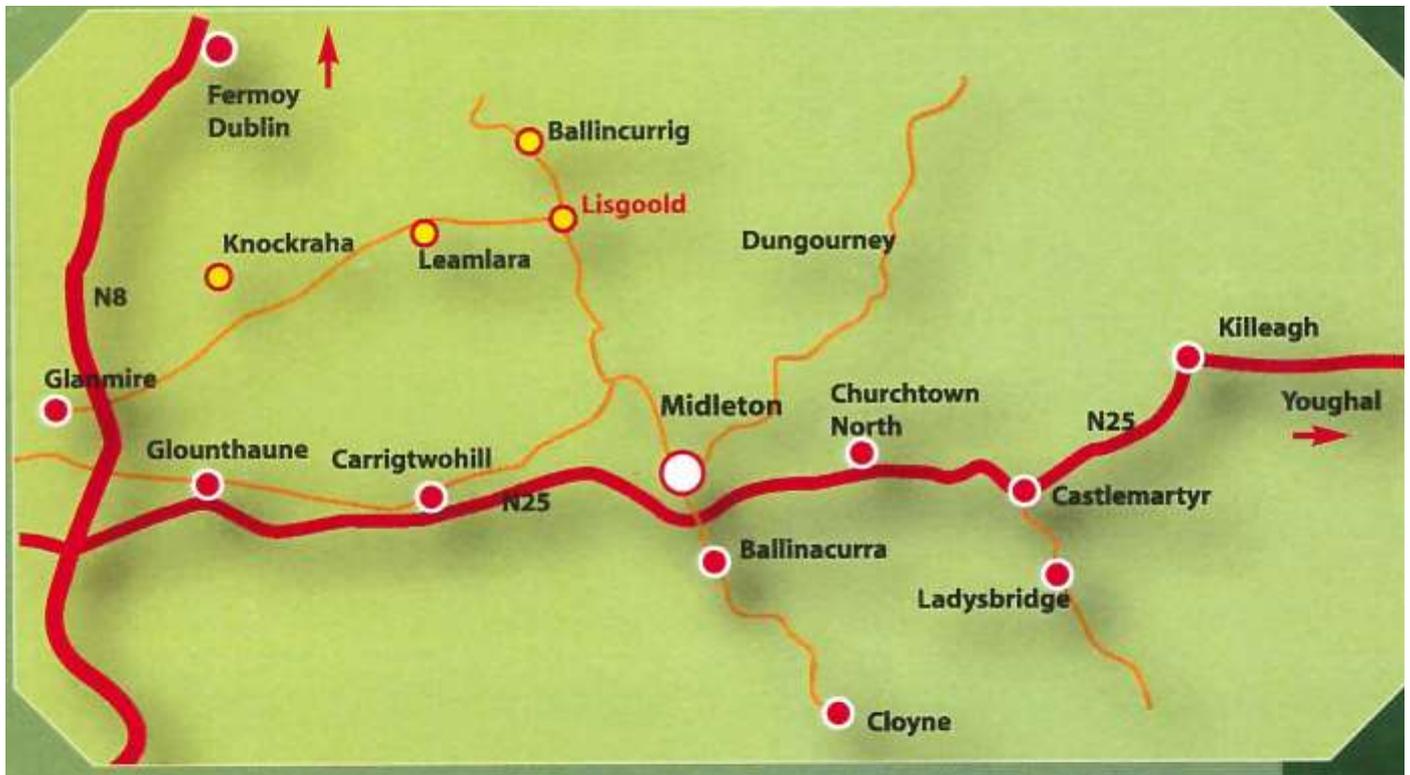
Phase comprises of the following:

- Three mid terrace four bedroom houses
- Two end of terrace four bedroom houses



Phase 5 is outlined in yellow above. Marking is for identification purposes only.





## DIRECTIONS

From Midleton town travel up along the Mill Road along the R626 road. Continue ahead on this road for approximately 8.6 kilometres and you will arrive at Lisgoold Village. Cois na Curra will be ahead on the right hand side with agents sign erected

## VIEWING ARRANGEMENTS

Viewing of this property is strictly by prior appointment with the selling agents. To arrange a viewing please contact our residential sales team at 021 4634133 or via email [info@russellproperty.ie](mailto:info@russellproperty.ie). Our office is open Monday to Friday 9am to 5.30 pm. Viewings can be arranged outside of these times and at weekends by appointment.

## NEGOTIATOR DETAILS

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