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**AUCTIONEERS &
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Saint Patrick's Hill, Bandon, West Cork, P72 KD60

Derelict 3-storey dwelling over basement on a high-profile corner site of 0.14 acres. Permission for a mixed-use residential/commercial development has lapsed (planning ref no. 095572).

0.14 ACRES



Guide Price: €125,000

Basement

Basement: 5.60m (18'4") x 5.20m (17'1")

Lobby: 2.77m (9'1") x 2.27m (7'5")

Ground Floor

Entrance Hall: 5.20m (17'1") x 1.70m (5'7")

Kitchen Dining Area: 4.85m (15'11") x 3.80m (12'6")

First Floor

Landing: 2.91m (9'6") x 1.70m (5'7")

Living Room: 4.85m (15'11") x 3.80m (12'6")

Bedroom 1: 2.32m (7'7") x 2.19m (7'2")

Second Floor

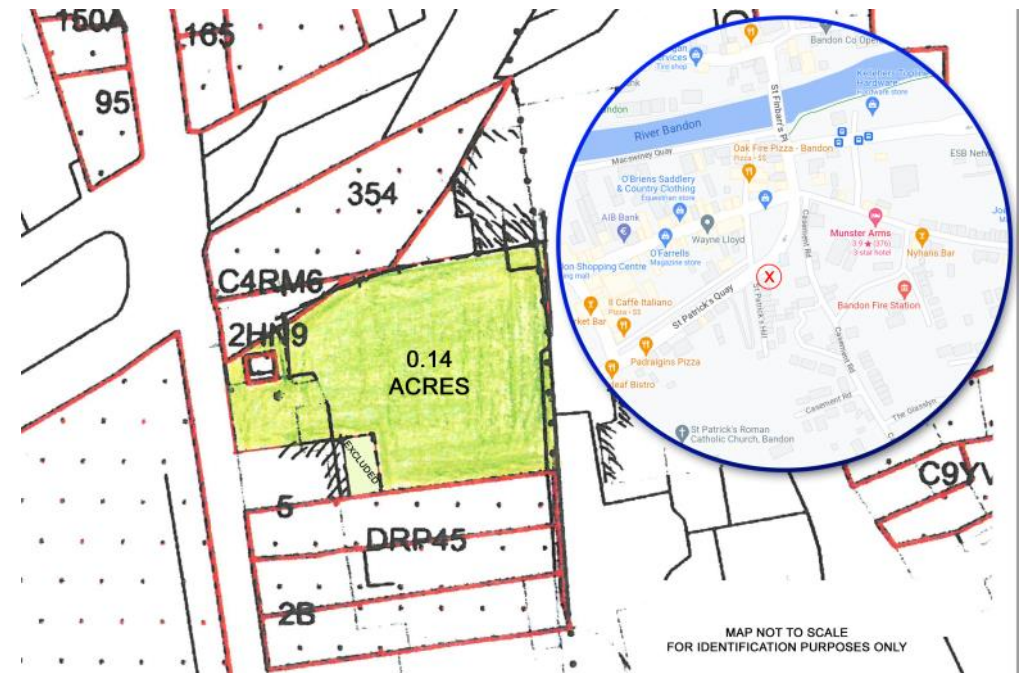
Landing: 2.90m (9'6") x 1.70m (5'7")

Bedroom 2: 5.60m (18'4") x 2.20m (7'2")



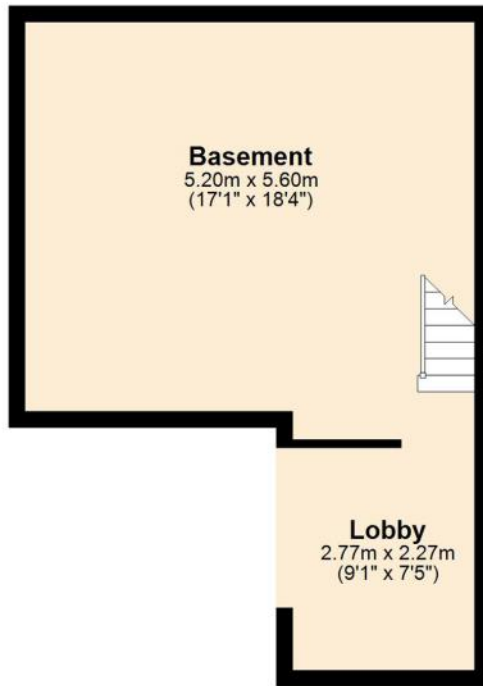
This derelict 3-storey dwelling over basement sits on a prime corner site of 0.14 acres, it offers a fantastic opportunity for a new owner to renovate the existing derelict dwelling house and take advantage of the derelict property grants currently available, or there is also the potential to create a mixed-use development, subject to the necessary planning consent.

This unique property presents an excellent opportunity for the purchaser to acquire a site with a high-profile corner location and put their own stamp on the development. The site extends to 0.14 acres and the derelict dwelling has a gross floor area of approx. 1500sq. ft., planning permission was previously granted for a mixed-use development (planning ref no. 095572).



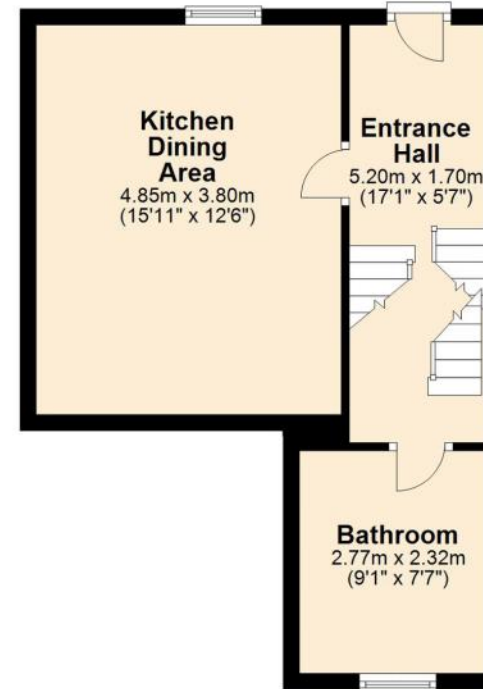
Basement

Approx. 34.5 sq. metres (371.0 sq. feet)



Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



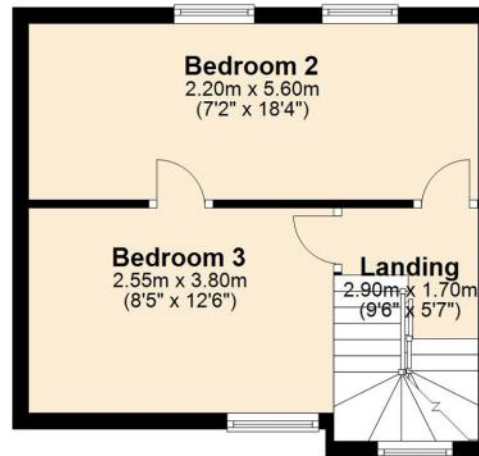
First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



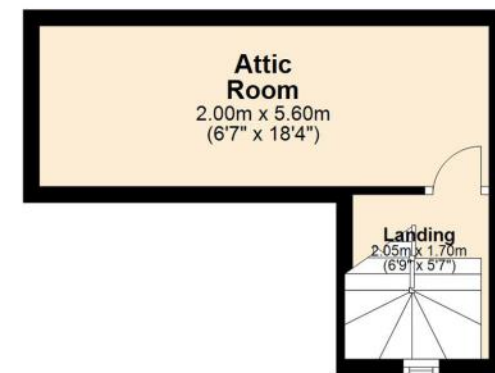
Second Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Third Floor

Approx. 14.9 sq. metres (159.9 sq. feet)



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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