

## FOR SALE

Development Lands,  
Chickley's Road,  
Youghal, Co. Cork.



**Development Opportunity**  
2.75 ha (6.8 acres) approx.

### Property Highlights

- Superb Development Opportunity
- Youghal is a popular east Cork town, occupying a spectacular seaside setting and benefits from a desirable range of services and amenities
- Attractive and established residential suburban location, only 1.5 km from the town centre, with all amenities close by
- Parcel of greenfield lands with Phase 1 of Na Prapóga developed
- The site is located close to the N25 interchange offering excellent accessibility to all arterial routes
- Zoned residential and past planning permission that accommodated 74 residential units

### Contact

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BER Exempt

## The Location

Youghal is an East Cork County town with a population of 8,000 persons approx. It is situated on the N25, 50km east of Cork city.

Youghal acts as a service centre for the town and its surrounding hinterland and is well serviced by retail, local services, schools, sporting and leisure facilities. The subject property is located 1.4km west of Youghal town centre.

## Description

Development opportunity comprising 2.75 ha (6.8 acres) approx. of greenfield undeveloped lands (overall folio being sold is 3.25 ha (8.03 acres). The first phase of No Prapóga that has been completed, provides an attractive entrance to the undeveloped lands.

## Tenure

Freehold title CK3194

The sale includes and the purchaser shall be responsible for the roads, green areas and services of Na Prapóga until taken in charge.

## Planning / Zoning

The lands are contained with a residential zoning objective YLR01 medium A density residential development in the East Cork municipal district LAP 2017.

Planning Ref: 05/9687 provided for 106 dwellings - 6 detached. 56 semi-detached and 44 terraced houses, a crèche and ancillary site works.

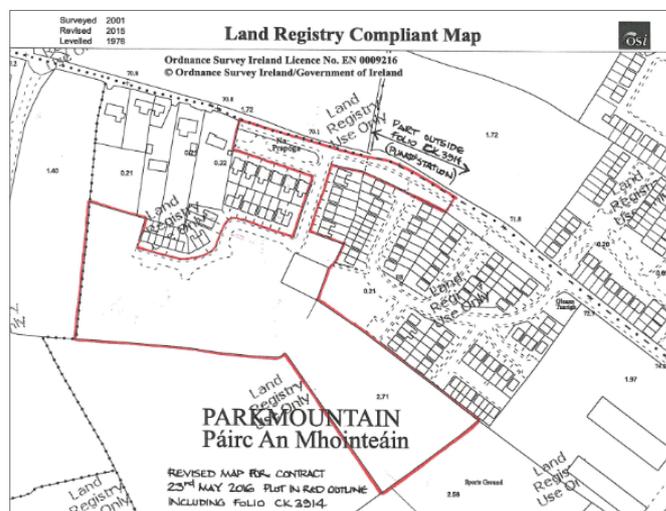
Planning Ref: 11/4181 provided for completion of 05/9687. This planning permission expired June 2016. 32 houses built to date.

## Price

On application.

## Viewings

View by appointment with the joint agents.



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