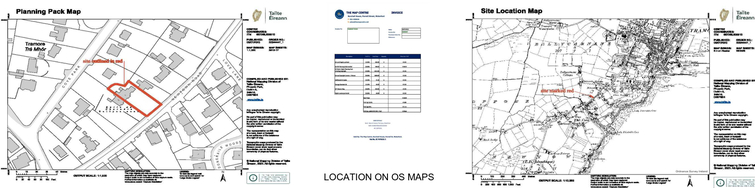
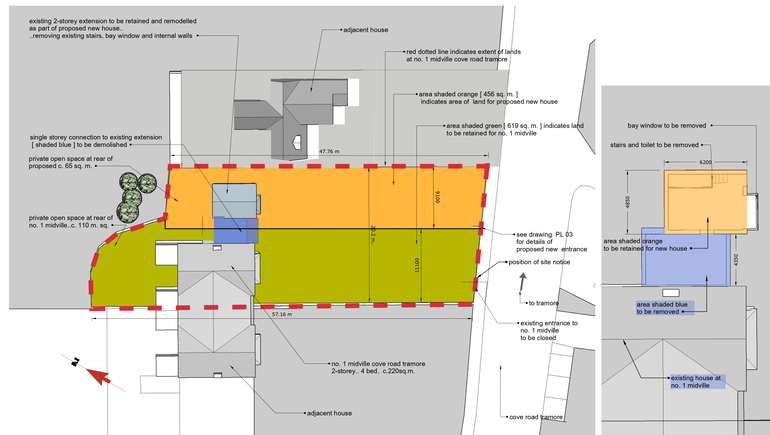


PROPOSED GROUND FLOOR PLAN / SITE 1.100

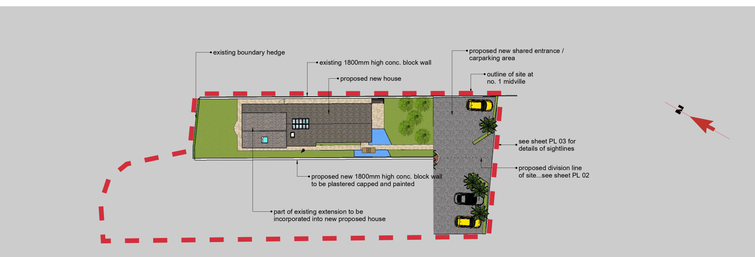


LOCATION ON OS MAPS



EXISTING SITE... [showing proposed subdivision ...and site notice position] 1:200

EXISTING EXTENSION 1:100



PROPOSED SITE LAYOUT [original site outlined in red...see drawing PL 02] 1:200

Property Description

A wonderful opportunity to acquire a site with full planning permission c. 0.11 acre in an idyllic setting situated in one of the most sought after locations in the coastal town of Tramore. Planning permission has been granted under Ref: 24/60105 for subdivision of existing house and lands, erection of new concrete block wall between subdivided lands, partial demolition of existing extension, erection of a new 2-bed 2-storey house incorporating and modifying remaining part of existing extension, provision of new shared entrance and all associated siteworks

This is a rare opportunity to build a new home in an exceptional setting. What truly sets this site apart is its unbeatable location. Just a short stroll from Tramore's finest amenities, including the popular Ritz Bar, Cove Stores, Pier Café, Tramore Golf and Tennis Clubs, the scenic Doneraile Walk, and the Coastguard Cultural Centre and Café, offering the very best of coastal living. With easy access to Tramore's renowned beach, local schools, and the stunning Cliff Road, this site offers a unique chance to experience the very best that Tramore has to offer. Location, location, location—it truly doesn't get better than this!

PROPOSED SITE LAYOUT OF NO. 1 MIDVILLE 1.200
SHOWING PROPOSED HOUSE / GARDEN ETC...NEW SHARED ENTRANCE AND SIGHTLINES

SECTION A-A 1.100...showing levels

SECTION B-B 1.100

FOUNDATIONS to be steel reinforced 150mm conc. slab with deepened edges incorporating insulation (200mm below level with...)
WALLS to be 225 x 75 brickwork frame with high density insulation. Bathrooms and woodgrain shiplap PVC cladding on exterior and plasterboard interior and skirting on interior.
ROOF to be king post trusses supporting timber joists with high density insulation and rafters to take slate roofing over on existing extension.

sheet size A 2 2303 Joe Hendry PL 03

sheet size A 2 2303 Joe Hendry PL 06

SOUTH-WEST ELEVATION 1.100

SOUTH-EAST ELEVATION 1.100

NORTH-WEST ELEVATION 1.100

NORTH-EAST ELEVATION 1.100

sheet size A 2 2303 Joe Hendry PL 05

sheet size A 2 2303 Joe Hendry PL 07

AERIAL VIEW FROM SSW

AERIAL VIEW FROM SW

AERIAL VIEW FROM NE

INTERNAL VIEW LOOKING SOUTH

INTERNAL VIEW LOOKING NORTH

sheet size A 2 2303 Joe Hendry PL 08

sheet size A 2 2303 Joe Hendry PL 09

Directions

X91 P5R7

Stamp Duty

Stamp duty @7.5%



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