

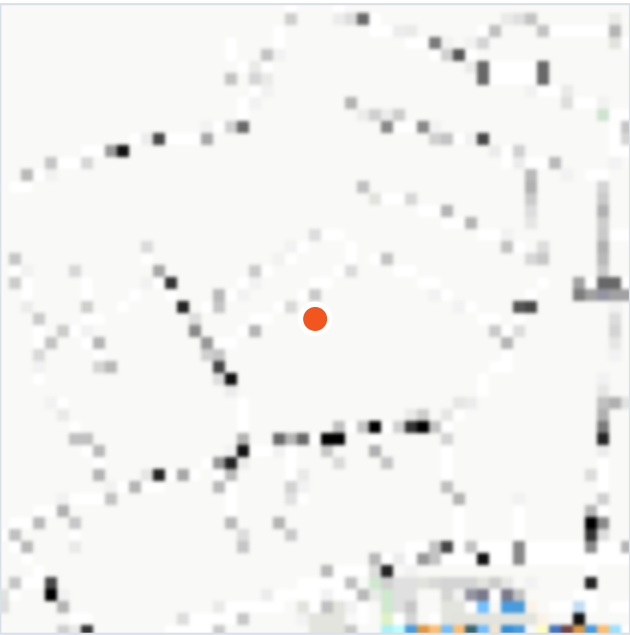
P85

Clonakilty, Cork (street and house number hidden)

Generated 18 October 2026 at 11:17. 38 checks against official Irish records.

ABOUT THIS SAMPLE

A real house, checked exactly as a paid report is. Hidden so the house stays private: the street and house number, the Eircode, the certificate number, the assessor, planning references, and the exact sale price (shown as a range). The maps are pixelated and the pin is moved off the house. The paid report has all of it, sharp.



The town, pixelated; the pin is moved off the house for this sample. Map (c) Microsoft, TomTom, OpenStreetMap contributors

2 red flags

Read first:

- Inside a river and coastal flood zone (high probability) p. 4
- BER F (2026 scale, was F): very poor, expect high bills and grant-worthy retrofit p. 4
- Japanese knotweed recorded about 80 m away (2017) p. 5
- 3 large developments proposed within 300 m p. 5
- On the National Inventory of Architectural Heritage (regional rating) p. 5

How to read this. Sections are grouped by what they mean for the purchase: red flags, look closer, worth knowing, clear. Each one says what the record shows, what to ask, and names the public register where you can see it yourself. The action list on page 3 turns the findings into questions for your solicitor, surveyor and the seller.

2

RED FLAGS

3

LOOK CLOSER

10

WORTH KNOWING

23

CLEAR

AT A GLANCE

- House or apartment

Single address: a house or a whole building
- Energy rating (BER)

BER F (2026 scale, was F): very poor, expect high bills and grant-worthy retrofit
- Land Registry title

No registered title mapped at this point
- Sale history

Last sold in 2025 for €200,000 to €250,000

Online version: the same report with the maps drawn live over the house, at <https://checkmyhouse.ie/sample/>

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What to do next

Questions written from what the record says about this house. Take them as they are into pre-contract enquiries, the survey brief and the insurance quote. The number after each one is the section it came from.

ASK YOUR SOLICITOR

- ☐ No registered title is mapped here: is the property held under Registry of Deeds, and will first registration be needed on this sale? (7)
- ☐ The house is on the architectural inventory or beside a monument: is it a protected structure in the county plan, and is there a section 57 declaration on what needs permission? (5)
- ☐ Ask for the conveyancing quote in writing: fee, 23% VAT, searches, the Land Registry fee and stamp duty as one closing figure. (28)

ASK YOUR SURVEYOR

- ☐ A full building survey before you sign: this report reads public records, and only a surveyor sees the roof, the wiring and the damp.
- ☐ Check for lead pipework, asbestos in ceilings, floor tiles and the boiler area, and the age of the wiring and consumer unit. (6)
- ☐ Look for Japanese knotweed on the plot and the boundaries; if found, the lender will want a management plan with an insurance-backed guarantee. (3)

ASK AN INSURER

- ☐ Get a written flood-cover quote for this address before you bid, and ask whether the excess or the cover changes because of the flood record. (1)

ASK YOUR LENDER

- ☐ With a BER this low the house will not qualify for a green mortgage rate; ask what the standard rate is and whether a retrofit loan is on offer. (2)

ASK THE SELLER OR AGENT

- ☐ The garden faces north on the map: at what time of day does it get sun, and where do you sit out? (8)
- ☐ Has water ever come into the house, garden or garage, and when? Ask about winter 2015/16 and February 2020 by name. (1)
- ☐ Has knotweed ever been treated on or beside the property? Ask for the treatment records. (3)
- ☐ Ask for the BER advisory report: it lists the upgrades the assessor recommended and their order. (2)
- ☐ Ask for the LPT receipt for this year and confirm the band declared: the buyer inherits an under-declared band. (27)

ASK THE COUNCIL

- ☐ Read the planning application named in the section on the council's planning site; if it is still open, note the observation deadline and the fee. (4)

Red flags

2 sections

Records that point at a real problem with this house or its site. Read these before anything else and raise each one with your solicitor.

1 Flood risk

RED FLAG

Inside a river and coastal flood zone (high probability)

The point falls within the OPW 1 in 10 year (high probability), 1 in 100 year (medium probability), 1 in 200 year (medium probability) flood extent (South Western Cfram Study). Expect insurers to ask about it and check the OPW map before bidding. OPW recorded 11 past floods within 500 m: Clonakilty Flooding 19th November 2009 (19/11/2009), at this spot; Flooding at Clonakilty, Co Cork, 28th June 2012 (27/06/2012), 100 m away; Clonakilty, Co.Cork 6th January 2014 (06/01/2014), 120 m away. Recorded floods are the first thing an insurer's postcode model knows about; ask the seller what happened to this house.

CHECK IT YOURSELF

1. OPW flood maps: search the address and turn on the river and coastal flood extents
2. OPW past flood events: turn on Past Flood Events, click the markers for the report and photos
3. OPW flood relief schemes: turn on Benefitting Areas under Other Maps to see which ground a built scheme protects
4. GSI groundwater flood maps (turloughs and water-table flooding): open the map viewer and search the townland
5. EPA Maps: turn on Rivers under Water to see every mapped stream around the house

2 Energy rating (BER)

RED FLAG

BER F (2026 scale, was F): very poor, expect high bills and grant-worthy retrofit

340 kWh/m²/yr primary energy, 46.0 kg CO₂/m²/yr, 122 m², built 1860, Mid-terrace house. Certificate [number hidden], issued 2026-06-23, valid until 2036-06-23. Issued on the simplified A0 to G scale in force since 24 May 2026; for C and above the energy thresholds match the old letters (CSO).

CHECK IT YOURSELF

1. SEAI National BER Register: search by the BER number

Appendix A and B at the end of this file: BER certificate (number hidden); BER advisory report (number hidden).

Look closer 3 sections

Nothing here stops a purchase on its own, but each item needs a question or a visit before you commit.

3 Knotweed and invasive plants

[LOOK CLOSER](#)

Japanese knotweed recorded about 80 m away (2017)

2 records within 250 m, the latest from 2017. The record is placed to 100 m, so the plant may be anywhere within that of the point. Roots reach three metres down and seven metres out, come up through tarmac, drains and floors, and a fragment the size of a fingernail regrows. Treatment takes three to five seasons; excavated soil is licensed waste. UK lenders decline or condition mortgages when it is within seven metres of the house, and Irish lenders and surveyors are following. Walk the boundaries and any lane or stream behind the house, and ask the seller in writing whether knotweed is or was on the property and what treatment records exist. A lender's valuer may ask for a management plan from a specialist contractor. Records are sightings by surveyors and volunteers, not a survey of every garden: no record does not mean no plant. Knotweed has hollow bamboo-like canes with purple speckles, heart-shaped leaves and creamy flower tassels in late summer; it spreads along rivers, railways, roadsides and disturbed ground.

CHECK IT YOURSELF

1. Record: Japanese knotweed, 2017, about 80 m away
2. Record: Japanese knotweed, 2015, about 190 m away
3. [Invasives.ie](#) (National Biodiversity Data Centre): identification and what to do

4 Planning nearby

[LOOK CLOSER](#)

3 large developments proposed within 300 m

[ref hidden] (Cork County Council): The construction of a 3-storey apartment building, comprising of 10 no. apartment units (2no. studios, 2no. 1-bed and 6no. 2-bed units) with individual private open space areas. The proposed development will also.... Status: Awaiting Recommendation. 27 applications in the last three years in total. Building control: 14 commencement notices within 300 m since 2014, the latest Jun 2026 (Permission for construction of new private dwelling, together with wastewater treatment...).

CHECK IT YOURSELF

1. [National planning applications map](#) (search the address, every file links to the council's own planning page)

5 Protected structures and designations

[LOOK CLOSER](#)

On the National Inventory of Architectural Heritage (regional rating)

House, built about 1850 to 1890, NIAH [number hidden]. Buildings the NIAH rates Regional or higher are normally added to the council's Record of Protected Structures: then windows, roofs, extensions and even paint need planning permission, works cost more, and BER-driven insulation is restricted. Ask the seller's solicitor for a Section 57 declaration and check the RPS in the development plan. The site is within a Sites and Monuments Record notification zone (historic town nearby, prison nearby, market-house nearby). Any digging (extension, septic tank, driveway) needs two months' notice to the National Monuments Service and the council will attach an archaeologist condition to planning.

CHECK IT YOURSELF

1. [Historic Environment Viewer: monuments \(SMR\) and NIAH on one map](#), search the Eircode
 2. [NPWS protected sites map: SAC, SPA and NHA boundaries](#)
- From our copy of National Inventory of Architectural Heritage, Sites and Monuments Record, NPWS designations (2026-10 edition, copied 13 October 2026).

Worth knowing

10 sections

Context a buyer should have: not a defect, but it shapes the price, the survey brief or life in the house.

6 Year built and its era

WORTH KNOWING

Built about 1860: a pre-1900 mid-terrace house, solid walls and old services

Year of construction 1860, as recorded on the BER certificate. Solid walls in lime mortar, no damp-proof course and no cavity to insulate: these houses need to breathe, and modern cement render or sealed floors cause the damp they were meant to stop. Lead: houses plumbed before 1970 often still have lead pipes inside and to the street; Uisce Éireann replaces its side free, the house side is the owner's. A plumber can tell from the pipe at the stop tap. Asbestos, from later works: used in Irish building until the late 1980s and in some products until 2000, in soffits, garage and shed roofs, flue pipes, Artex ceilings, floor tiles and old boiler cupboards. Harmless left alone, expensive to remove; a surveyor should list any. Wiring: if never rewired, ask for a periodic inspection report from a Safe Electric contractor; rewiring a house runs to five figures. Nothing built before October 1964 needed planning permission, so an empty planning file is normal; see the heritage check for protected-structure status. A building survey is the only way to know, and the year tells the surveyor where to look.

CHECK IT YOURSELF

1. SEAI BER register: year of construction and dwelling type as recorded by the assessor
2. gov.ie: apartment and duplex defects, the Interim Remediation Scheme for fire safety
3. Uisce Éireann: lead in homes built before 1970
4. HSA: asbestos in buildings built or refurbished before 2000

7 Land Registry title

WORTH KNOWING

No registered title mapped at this point

The Land Registry has no freehold or leasehold title mapped under this roof. That usually means the house is still in the Registry of Deeds, common for houses built before the 1970s in cities and towns. Your solicitor investigates the deeds instead of a folio, conveyancing takes a few weeks longer, and first registration in the Land Registry is compulsory after this sale, at the buyer's cost. Confirm on landdirect.ie: Proceed as Guest, search this Eircode; a registered property shows a folio number, an unregistered one shows nothing to buy.

CHECK IT YOURSELF

1. landdirect.ie (Tailte Éireann): Proceed as Guest, search the Eircode; the map shows the registered boundary and folio number, View Folio is €5
2. Tailte Éireann open data: Land Registry freehold boundaries (the layer drawn here)
3. Tailte Éireann: copy folios and title plans, fees and what each copy contains

8 Garden orientation

WORTH KNOWING

Garden not on the Land Registry map: check at the viewing

The Land Registry has no boundary mapped under this roof (Registry of Deeds title, common for pre-1970s houses in towns), so the garden cannot be placed from the map. Take a compass app to the viewing and stand with your back to the rear wall: the direction you face is the garden's aspect. South and west catch the evening sun.

9 Radon

WORTH KNOWING

Medium radon area: about 1 in 10 homes affected

About 1 in 10 homes in this area is likely to have high radon levels. Orange on the EPA map, which the EPA calls medium risk: at the 10% threshold for a High Radon Area, but not classed as one. Nothing to do before you buy; a €50 three-month test after you move in settles it, and a sump or fan fixes a high result.

CHECK IT YOURSELF

1. EPA radon map (type the Eircode into the search box)

From our copy of EPA Radon Risk Map (2022 edition, copied 13 October 2026).

10 Sewer or septic tank

WORTH KNOWING

On the Clonakilty and Environs sewer: treatment plant fails EU standards

The home sits inside the Clonakilty and Environs sewered area (EPA agglomeration D0051, about 13,829 population equivalent), so a public sewer connection is the norm. Confirm the actual connection with the seller or Uisce Éireann: the odd house inside a town boundary still has its own tank. Treatment plant: 3NP - Tertiary N&P Removal, latest EU directive compliance fail. The plant missed the EU treatment standard at the last check. It is a town-level problem, not a cost to you, but planning for new houses can be held back by an overloaded plant.

CHECK IT YOURSELF

1. EPA Maps: turn on Urban Waste Water agglomerations and Domestic Waste Water risk layers, search the Eircode

2. EPA licence register: waste water discharge licence for Clonakilty and Environs

3. Uisce Éireann: current water supply notices and boil water notices by area

From our copy of EPA urban waste water register and domestic waste water risk maps (2026-10 edition, copied 13 October 2026).

11 Zoning

WORTH KNOWING

Zoned city/town/village centre, central area: Town Centre/Neighbourhood Centres

Promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Zoning objective from the Cork County Development Plan 2022. Not a residential zone; check what may be built next door.

CHECK IT YOURSELF

1. MyPlan viewer (zoning layer, search the Eircode)

2. Cork County development plan, zoning objective text

12 Derelict sites

WORTH KNOWING

Cork County Council keeps its register offline: ask the council

Every council must keep a Derelict Sites Register (Derelict Sites Act 1990) and let the public inspect it, but Cork County Council does not publish it as map data, so this section cannot be read from here. If the house or a neighbour looks neglected, ask the council's planning office whether the address is on the register or has had a section 8(2) notice. A listed site in a town or city pays a levy of 7% of its market value every year (Derelict Sites Act 1990, section 23), and the council can buy it compulsorily.

CHECK IT YOURSELF

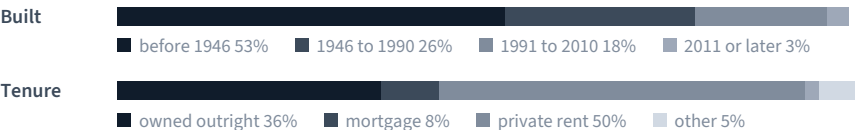
1. data.gov.ie: derelict sites registers published by councils

13 Homes on this street

WORTH KNOWING

50% of homes privately rented (Ireland 19%)

Census small area 047096006, Clonakilty, in Clonakilty Urban electoral division: 65 occupied homes and 174 residents in April 2022. The stock is a mix of houses (48%) and apartments (52%), built across several periods, the largest share before 1919 (42%). Tenure: 44% owner-occupied (8% with a mortgage), 50% rented privately (well above the national 19%), 2% council or approved-housing tenants. Electricity heats 52% of homes; 10% have solar panels or another renewable. 9% of dwellings were vacant on Census night (Ireland 8%) and 5% are holiday homes (Ireland 3%). A small area is a block of about 100 homes, so this is the street rather than the district; the electoral-division figures are in the neighbourhood profile.



CHECK IT YOURSELF

- 1. CSO Census 2022 interactive map: zoom to the address, choose Small Areas and the Housing theme
- 2. CSO: Small Area Population Statistics 2022, the tables behind this section

14 River and bathing water quality

WORTH KNOWING

The Clonakilty Stream 40 m away: moderate water status

The nearest assessed river is the Clonakilty Stream, 40 m from this point, rated Moderate for 2019-2024 under the Water Framework Directive. Moderate means it fails the EU target, usually nutrients or silt from farms, sewage or urban run-off. Not a health warning, but the river is under pressure. The status is set for the whole water body, not this stretch, and the line is a generalised one, so treat the distance as approximate. No designated bathing water within 3.0 km.

CHECK IT YOURSELF

- 1. catchments.ie: Clonakilty Stream water body page, with the status, the pressures and the samples behind it
- 2. EPA Maps: turn on WFD River Status under Water to see every assessed river around the house
- From our copy of EPA Water Framework Directive status 2019-2024 and bathing water classifications (2026-10 edition, copied 13 October 2026).

15 Public transport

WORTH KNOWING

Bus roughly hourly daytime, 1 min walk

Bus: Clonakilty stop 100 m (1 min walk), both directions, routes 237, 253, 253t. On a typical weekday 12 departures, first 07:00, last 22:07, roughly hourly between 7am and 7pm (all of them counted together). Saturday 11, Sunday 8. Another 1 stop within 500 m, adding route 230. No station within 2 km; nearest is Cork (Kent), 43.0 km in a straight line. Counts come from the current national timetable for a typical week; check live times and the exact route on the TFI journey planner before relying on a connection.

WEEKDAY	SATURDAY	SUNDAY	FIRST	LAST
12 buses	11	8	07:00	22:07

CHECK IT YOURSELF

- 1. TFI journey planner: enter the Eircode as the start point to see the stops, routes and live times used here
- 2. TFI live departures: search the stop by name for the next buses and trains
- 3. Transport for Ireland: public transport timetable data (the source of the counts)

Clear

23 sections

The record came back clean for these. A clean record is not a survey: it means nothing was found in the source named.

16 House or apartment

CLEAR

Single address: a house or a whole building

[street hidden], Clonakilty, Co. Cork is the only Eircode at this roof. A Land Registry folio, the BER and the sale history all refer to the same property. Title: the Land Registry title section below shows whether this house is registered, freehold or leasehold, and draws the registered plot over the map.

CHECK IT YOURSELF

1. NBI map: search the Eircode, the address list shows every unit in the building
2. landdirect.ie (Tailte Éireann): Proceed as Guest, search Eircode the Eircode, View Folio €5
3. Tailte Éireann: what a folio contains and the difference from the Registry of Deeds

17 Registered tenancy

CLEAR

No tenancy is registered at this Eircode with the RTB

The RTB register lists no tenancy for the Eircode: no landlord has registered a letting here, which is what an owner-occupied home looks like. Check it yourself in a minute: open rtb.ie/check-the-register, type the Eircode, the register answers on the spot. Two gaps: a tenancy registered years ago without an Eircode would not match, and a landlord who never registered leaves no trace here. If the listing or the seller mentions a tenant, treat the home as let regardless and ask the solicitor about vacant possession before you pay a deposit.

CHECK IT YOURSELF

1. RTB Check the Register: enter the Eircode, the register answers whether a tenancy is registered at it
2. Citizens Information: when a landlord can end a tenancy, including for a sale, and the notice periods

18 Coastal erosion

CLEAR

No coastal erosion mapped within 500 m

Not near the OPW predicted 2050 erosion line and no recorded erosion event nearby. Inland addresses will always be clear here; the ICPSS covers the soft (non-rock) coast only.

CHECK IT YOURSELF

1. OPW flood maps: search the address, then turn on Coastal Erosion under Other Maps

19 Defective blocks and pyrite

CLEAR

No county-wide defective-block or pyrite scheme for Co. Cork

Individual cases exist everywhere, so still get a structural survey. This check is about known regional problems only.

CHECK IT YOURSELF

1. gov.ie: Defective Concrete Blocks Grant Scheme, eligible counties
2. Pyrite Remediation Scheme (Pyrite Resolution Board)

20 Ground and geology

CLEAR

Built-up area on Kinsale Formation

Built-up area, subsoil not mapped by GSI, on Kinsale Formation (not depicted undivided on map). Nothing in the GSI layers that usually affects foundations or insurance.

CHECK IT YOURSELF

1. GSI map viewer: search the address, then open the Bedrock, Quaternary (subsoil), Landslide and Groundwater map tabs
2. GSI Geohazards: landslide susceptibility and recorded events

21 Management company (OMC)

CLEAR

No management company found for this address

No owners' or residents' management company on the CRO register carries the estate or street name (searched: [street hidden], CLONAKILTY). Typical for an older street or a rural house: no service charge. Newer estates with private open space usually do have one, so ask the seller directly if the estate was built after 2000.

CHECK IT YOURSELF

1. CRO CORE: search the building or estate name under Company Search
2. CRO open register (daily company records file, data.gov.ie)

22 Noise

CLEAR

Not on any strategic noise map

Below 55 dB Lden from mapped roads, railways and airports, or outside the mapped agglomerations and national routes. Local traffic and neighbours are not modelled.

CHECK IT YOURSELF

1. EPA Maps viewer (Noise layers, search the Eircode)
- From our copy of EPA strategic noise maps (Rounds 3 and 4) (Rd3-2017 / Rd4-2022 edition, copied 13 October 2026).

23 Air quality

CLEAR

Air quality typical for Ireland, within EU limits

Annual mean for the 1 km square around the home, 2024 (EEA map built from monitoring stations and modelling). PM2.5 7.2 µg/m³, 1.4 times the WHO guideline of 5 (Irish median 5.7); NO2 5.2 µg/m³, below the WHO guideline of 10 (Irish median 2.2). EU limits: today PM2.5 20 and NO2 40, from 2030 PM2.5 10 and NO2 20. Like most of Ireland, above the strict WHO guideline for fine particles but well inside EU limits.

CHECK IT YOURSELF

1. EEA air quality viewer: annual mean PM2.5 and NO2 maps for Europe
2. EPA airquality.ie: national annual maps, forecasts and live station readings

24 Industry and waste nearby

CLEAR

No licensed industry, waste site or quarry within 2.0 km

Nothing in the EPA industrial and waste licence registers, the historic landfill register, the abandoned mines inventory or the GSI quarry directory within 2 km. Small workshops and farms are not licensed by the EPA and will not show here.

CHECK IT YOURSELF

1. EPA Maps: turn on Licensed Facilities (Industry, Waste) and Historic Landfills, search the Eircode
 2. EPA licence search: emissions, inspections and complaints for any licensed site
 3. GSI quarry directory and abandoned mines on the GSI map viewer
- From our copy of EPA licensed facilities and waste registers, GSI quarry directory (2026-10 edition, copied 13 October 2026).

25 Power lines and substations

CLEAR

No high-voltage line or substation within 1.0 km

No 110, 220 or 400 kV pylon line mapped within 1.0 km of this point, and no substation right beside it. Ordinary street poles carry 10 to 20 kV and are not counted; every house has those. In cities the grid runs underground and does not show here.

CHECK IT YOURSELF

1. EirGrid transmission system map (110, 220 and 400 kV lines and stations)

26

Planning on this property

CLEAR

No planning file for this address

Nothing on the national planning register (about 2010 on) or the building-control register (2014 on) names this Eircode or address. Exempted development never appears here. Since 27 July 2026 that covers a rear extension of up to 45 m² in total, a side or rear dormer of up to 30 m³ and a garden shed or office of up to 30 m², each within conditions. Before that date the limits were 40 m² and 25 m² and a dormer needed permission, so an older dormer with no file here is a question for the seller's solicitor. Ask the seller for the architect's certificate of exemption if anything has been added.

CHECK IT YOURSELF

1. National planning applications map (search the address, every file links to the council's own planning page)
2. Building control register (BCMS): free account, search the planning reference or the address

27

Property tax (LPT)

CLEAR

About €109.25 a year, LPT band 1

At €200,000 to €250,000 (last registered sale, 2025) the house sits in band 1 (up to €240,000). Basic rate €95. Cork County adds 15% in 2026. Valuations are fixed until 2030, so what the seller declared may be lower than today's price.

CHECK IT YOURSELF

1. Revenue: valuation bands and basic rates 2026 to 2030
2. Revenue: Local Adjustment Factor by council
3. Revenue LPT calculator

28

Buying costs and schemes

CLEAR

Stamp duty €2,000 to €2,500 and €700 to register the title

At €200,000 to €250,000 (last registered sale, 2025) stamp duty is 1%, €2,000 to €2,500, paid through your solicitor on closing. Registering you as owner with Tailte Éireann costs €700. On top of that come the solicitor's own fee (get it in writing, plus 23% VAT and searches), a survey and the lender's valuation. Help to Buy and the First Home Scheme are for new builds, so they do not apply to this house; for reference, the First Home Scheme ceiling in Cork County is €450,000 for houses. One exception: a tenant buying the home they rent after a Notice of Termination can use the First Home Scheme. Rates as published on 7 October 2026; a Budget can change them.

CHECK IT YOURSELF

1. Revenue: stamp duty rates on residential property
2. Tailte Éireann: Land Registry schedule of fees (transfer on sale)
3. Revenue: Help to Buy, who can claim and how much
4. First Home Scheme: price ceilings by local authority

STAMP DUTY	LAND REGISTRY	HELP TO BUY	FIRST HOME SCHEME
€2,000 to €2,500	€700	second-hand, no	second-hand, no

29

Sale history

CLEAR

Last sold in 2025 for €200,000 to €250,000

1 registered sale: 2025 €200,000 to €250,000.

CHECK IT YOURSELF

1. Property Price Register (PSRA): search by address, the official source

30

Local prices and rents

CLEAR

Median €325,000 within 1 km (29 sales, 12 months)

29 registered sales within 1 km in the last 12 months, median €325,000, up 8% on the previous 12 months (€300,000, 37 sales); the middle half sold between €200,000 and €440,000. RTB average new-tenancy rent in Cork, 2025 Q4: all homes €1,566, one-bed €1,153, two-bed €1,472, three-bed €1,608, apartments €1,428, semi-detached €1,738 a month, up 9% on 2024 Q4. Gross rental yield at the local median: about 5.8% before costs. Since 1 March 2026 rent control applies nationwide (it replaced the Rent Pressure Zones): rises for sitting tenants are capped at inflation or 2%, whichever is lower, so an investor's income follows the RTB index, not the asking rents.

CHECK IT YOURSELF

1. [Property Price Register](#): every registered sale, search by address or county and date
2. [RTB Rent Index](#): average rents by area and quarter

31

Crime and Garda station

CLEAR

Clonakilty station: 220 incidents in 2025, -30% on trend

Clonakilty Garda station, Co. Cork. 220 recorded incidents in 2025, -30% against the 2020 to 2024 average. Most common: public order 39, dangerous or negligent acts 29, theft 24; burglary 5. Busier than 67% of Ireland's 564 stations, which mostly reflects how big the station's area is.

CHECK IT YOURSELF

1. [CSO table CJA07](#): recorded crime by Garda station and offence group (pick the station in the filter)
2. [Clonakilty Garda station on garda.ie](#): address, phone, opening hours

32

Neighbourhood profile

CLEAR

Clonakilty Urban: marginally above average (Pobal 2022), 51% owner-occupied

Clonakilty Urban electoral division, Co. Cork, Census 2022: 4,475 residents; 51% owner-occupied (typical Irish division 85%); 29% private renters, 16% council or approved-housing tenants (typical Irish division 2%); 41% of adults with a third-level degree (typical Irish division 36%), 11% left school at primary level; 35% in professional or managerial jobs; unemployment 8% (typical for Ireland); 24% of families with children are lone-parent. Pobal HP index +1.3 ("Marginally Above Average"), more affluent than 59% of Irish electoral divisions. An electoral division averages 1,500 people, so a single estate can differ from these figures.

CHECK IT YOURSELF

1. [Pobal Maps](#): search the address, open the HP Deprivation Index 2022 layer
2. [CSO Census 2022 Small Area Population Statistics](#) (interactive map)

33

Broadband

CLEAR

Full fibre available: Open Eir 5 Gb, NBI 5 Gb

Open Eir fibre 5 Gb, NBI fibre 5 Gb, Open Eir part-fibre 9 Mb. Inside the National Broadband Plan intervention area: NBI status "ready to connect" since 2025-02-19. Speeds are the operator's expected peak download; retail providers sell on these networks.

CHECK IT YOURSELF

1. [ComReg Broadband Checker](#): type the Eircode to see every operator
2. [NBI rollout map](#): search the Eircode

34 Mobile signal

CLEAR

Good 4G from all three networks, 5G from all three

Outdoor 4G signal at the door: Eir very good, Three very good, Vodafone very good. 5G: Eir, Three, Vodafone. GoMo, 48, Tesco Mobile, Lyca, Sky and Clear ride on these networks, so pick by parent. Indoors expect one level lower; new A-rated homes with foil-backed insulation and triple glazing can lose 4G at the kitchen table even where the map says very good, so wifi calling matters.

CHECK IT YOURSELF

1. ComReg Outdoor Coverage Map: drop the pin on the house, compare all networks
2. ComReg compare tool: plans by network

35 Mobile masts

CLEAR

Nearest mobile mast 320 m away

1 licensed mast site within 500 m, 1 within 1.0 km; the nearest is a shared site (Eir, Three and Vodafone) 320 m away. ComReg has measured radio emissions at a site 290 m away (report 19/78_4); ComReg says every one of the 1,900-plus sites it has surveyed came in well below the ICNIRP public limits, and the report is on Site Viewer. Public-health bodies (WHO, ICNIRP, the EPA) find no health effect from mast emissions at the levels measured in Ireland; the practical points are the view and that some buyers rule a house out over it.

CHECK IT YOURSELF

1. ComReg Site Viewer: search the address, choose Mobile Masts, click a pin for the operator and services
2. ComReg on non-ionising radiation: the ICNIRP limits, and every measured site so far under them

36 Commute

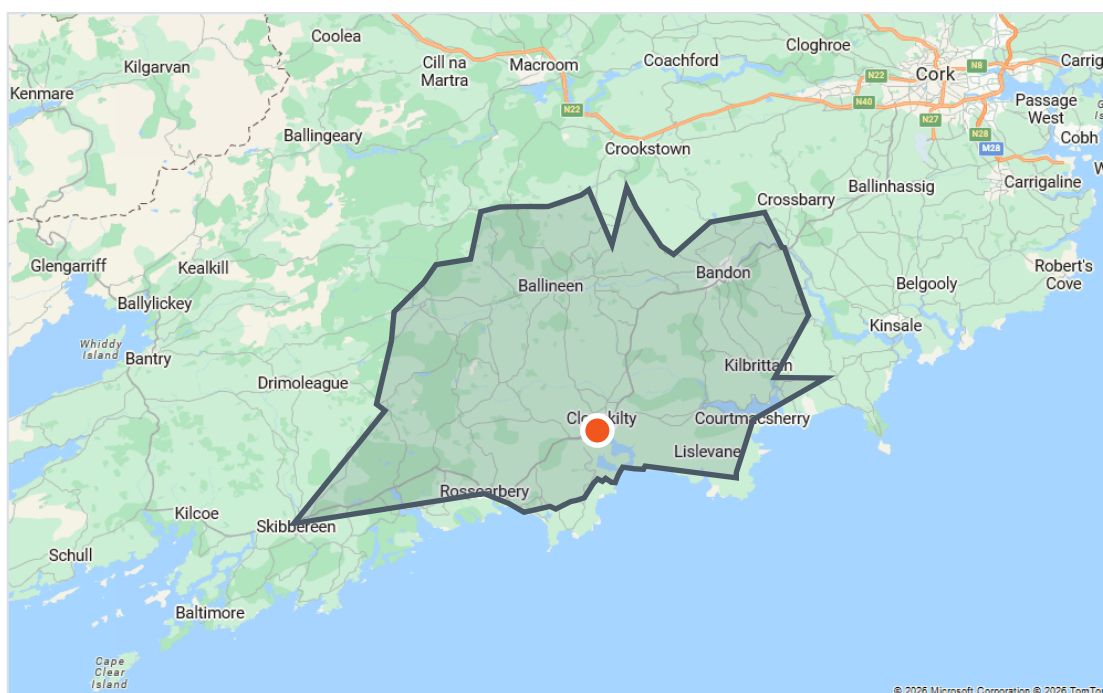
CLEAR

Cork city centre 1 h 03 min at 8:15 on a Tuesday

Driving times for a departure at 8:15 on a Tuesday morning, using the typical traffic for that hour on each road: Cork city centre 1 h 03 min (54 km; 49 min with no traffic). Door to town centre, not to a workplace, and parking is extra. The area you can reach by car in 30 minutes at that hour is drawn on the map. Bus and rail options are in the Public transport section.

CHECK IT YOURSELF

1. TFI journey planner: the same trip by public transport, door to door
2. Google Maps: set the departure to a Tuesday at 8:15 to compare the driving time



30-minute drive from the house on a Tuesday morning (8.15 departure), typical traffic. Shaded: where a car gets to in 30 minutes from the house; the dot is the house. Map (c) Microsoft, TomTom, OpenStreetMap contributors

37 Schools

CLEAR

4 primary and 2 secondary schools nearby

4 primary schools within 1.5 km: Scoil na mBuachailli (180 m, 254 pupils, Catholic); St Joseph's Girls National School (831 m, 210 pupils, girls); Gaelscoil Mhichíl Uí Choileáin (864 m, 386 pupils, Gaelscoil); Kilgariffe N S (1.2 km, 51 pupils). 2 secondary schools within 3 km: Clonakilty Community College (370 m, 684 pupils, inter-denominational); Sacred Heart Secondary School (851 m, 538 pupils, girls). Gaelscoil and Irish-medium schools teach every subject through Irish. Enrolment is the Department's latest count; places depend on each school's admissions policy, so ask about catchment and waiting lists.

CHECK IT YOURSELF

- 1. Department of Education school lists (roll numbers, enrolment, ethos)
- 2. Find a school near you (Department of Education map)

38 Shops and services nearby

CLEAR

Daily errands on foot: shop, pharmacy and green space within a kilometre

Nearest: convenience shop (Asian Store) 80 m, pharmacy 580 m, GP 230 m, park 80 m. Within 1.5 km: 11 cafes, 11 pubs, 8 supermarkets, 6 parks, 5 convenience shops, 5 petrol stations, 3 GPs.

What was searched

Eircode	P85
Address as matched	Clonakilty, Cork (street and house number hidden)
Point checked	51.62434, -8.89317 (WGS84)
Point-in-map checks	flood, coastal, radon, geology, noise, air, zoning, heritage, area profile: the record at this point
Radius checks	planning 300 m; derelict sites 300 m; past flood events and flood relief schemes 500 m; nearest watercourse 500 m; industry, waste and quarries 2 km; power lines and substations 1 km; mobile masts 1 km; assessed rivers 1 km, bathing waters 3 km; bus and rail stops 2 km; shops and services 1.5 km; primary schools 1.5 km, secondary 3 km
Address checks	BER, sale history, building control, management company: matched on the Eircode, then on house number and street
Record dates	as published by each source on 18 October 2026; planning register from about 2010, building control from March 2014, price register from 2010

Reading the record

Planning

A grant of permission is evidence that permission was given, not that the works were built, built as drawn, or finished. A commencement notice shows works were notified to building control; a completion certificate shows the certifier signed them off. Neither replaces a survey or the council's compliance file.

Maps

Flood, radon, noise and geology lines are drawn at the scale of the source map, usually 25 to 100 m. A house just outside a mapped extent is not proven safe, and one just inside is not proven affected: read the section's own margin note.

Registers

BER, sale and building-control entries are matched on the Eircode first, then on house number and street. A record filed under a differently written address can be missed, and a neighbour's record under the wrong Eircode can appear. Every matched reference is printed so it can be checked.

Dates

Registers change after the report date. Anything that decides the purchase should be re-checked on the official source on the day of signing.

How to use this with your solicitor and surveyor

Every red or amber line above says where to confirm it on the official public map or register. The flagged items are the questions to raise in pre-contract enquiries. A surveyor inspects the building itself, which no database can do. Wrong house or a question about the data? Email hello@checkmyhouse.ie.

Online version: <https://checkmyhouse.ie/sample/>

checkmyhouse.ie is operated by Avlas Digital, Ireland. This report is compiled from public records only. It is not a survey, a valuation, a title investigation or legal advice, and it does not replace any of them. Verify anything that matters with the source named, a surveyor and a solicitor. Report format version 40.

Data: flood extents (c) OPW, radon, noise and air (c) EPA, geology (c) GSI, planning (c) local authorities, building control (c) NBCO (CC BY), BER (c) SEAI, prices (c) PSRA (CC BY 4.0), title boundaries (c) Tailte Éireann (CC BY 4.0), places (c) OpenStreetMap contributors, broadband via ComReg and NBI public checkers.

Appendices

The pages that follow are the official SEAI documents for this house, as they appear in the paid report. For this public sample they were rasterised and the address, Eircode, certificate number and assessor details were blurred. In the paid report they are reproduced unchanged.

Appendix A. BER certificate (number hidden)

3 pages. The Building Energy Rating certificate as published on the SEAI National BER Register, issued 23 June 2026, valid until 23 June 2036. Identifying details blurred for this sample.

Appendix B. BER advisory report (number hidden)

4 pages. The assessor's advisory report from the same register: what to upgrade, in what order, and the rating the house could reach. Identifying details blurred for this sample.

Building Energy Rating (BER) Certificate

The rating for the building detailed below is: **F**

Validity ¹ 23 June 2026 - 23 June 2036

BER number

Building type **Mid-terrace house**

Build year **1860**

Assessor

Assessor No.

Assessor
Company

Assessor
Company No.

Scan the QR code ³ for
additional information
about your BER and
planning your home energy
upgrade or visit
www.seai.ie/ber



A0 ≤42*

A ≤75

B ≤150

C ≤225

D ≤275

E ≤325

BER F ≤375

G >375

Units=kWh/(m².y)
* & ZEB² Criteria

Building Energy Data



Annual Primary Energy ⁴

Use per floor area: 339.94 kWh/(m².y)
Total use: 41,486 kWh/y



Annual Final Energy ⁵

Use per floor area: 236 kWh/(m².y)
Total use: 28,747 kWh/y



Renewable Energy ⁶

0% of total used
Produced on site: 0 kWh



Building Energy Demand ⁷

222 kWh/(m².y)



Global Warming Potential ⁸

Not applicable



Operational Greenhouse Gas ⁹

46 kgCO₂eq/(m².y)

Building Energy Rating (BER) Certificate

BER number 

Additional Building Energy Data

Main Energy Carrier Electricity	Renewable Energy Source Not applicable
Does the building have the capacity to react to external signals and adjust the energy consumption? 10 No	Does the heat distribution system have the capacity to work at low or more efficient temperature levels? No

Recommended Provider for Renovation Advice

	Sustainable Energy Authority of Ireland 3 Park Place, Hatch Street, Dublin 2, D02 FX65 https://www.seai.ie customer.service@seai.ie
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Assessor Signature

	Assessor: 
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Explanatory Notes

The Building Energy Rating (BER) is an indication of the energy performance of this building. The calculation includes the energy use for space heating, water heating, space cooling, ventilation, lighting, and the energy produced by renewables. It is expressed as primary energy use per unit floor area per year (kWh/m².yr) on the basis of standard occupancy. The BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software when the BER was published. A future BER assigned to this building may be different, as a result of changes to the building or to the assessment software. An 'A0' rated building is a Zero Emission Building (ZEB²) and the most energy efficient.

1. Please be aware that should a subsequent BER assessment be carried out during this validity date, that this BER cert/number will be void and the subsequent certificate will replace this BER.
2. A Zero Emission Building is a building with a very low amount of energy, producing zero on-site carbon emissions from fossil fuels and producing zero or a very low amount of operational greenhouse gas emissions.
3. Scan the QR code or visit www.seai.ie/ber for additional information about your BER and planning your home energy upgrade.
4. Primary energy use is the total amount of energy used in a year. It includes the final energy used directly by the end-user, but also the energy inputs to transformation processes such as electricity generation and oil refining and other losses such as electricity transmission and distribution.
5. Final energy use is the energy used directly in the building in a year, inclusive of the efficiency of the buildings systems. Final energy does not include energy lost during the generation, transmission, and distribution of the energy.
6. Renewable energy produced in the building and the ground immediately surrounding a building.
7. Energy Demand is the calculated energy that needs to be delivered to maintain the requirements for indoor environmental quality regardless of its source or the efficiency of the systems.
8. The Global Warming Potential (GWP) over a building's whole life cycle indicates the building's overall contribution to emissions that lead to climate change. It brings together greenhouse gas emissions embodied in construction products, direct and indirect emissions from the use stage, and emissions related to disposal of products at the end of the life of the building.
9. Greenhouse gas emissions are the emissions associated with the energy consumption of the technical building systems expressed as the climate impact of different greenhouse gases in terms of the amount of CO₂ that would cause the same amount of warming.
10. A capacity to react to external signals and adjust the buildings energy consumption, generation, and storage automatically helping reduce costs, and ease pressure on the electricity grid at periods of high demand.

Home Energy Upgrade Advisory Report

BER No. 

Your Home's Energy Performance Potential



Potential with upgrades

Loss of heat from your home



NOW	POTENTIAL
Very Poor	Good

An upgrade package to **stop losing money** on your energy bill

Your BER assessor has recommended a package of upgrades that will raise your home's energy performance.

Energy Performance of your home

	NOW	POTENTIAL
Roofs	Very Poor	Good
Walls	Very Poor	Good
Windows	Very Poor	Good
Floor	Poor	No Upgrade
Space heating	Poor	Very Good
Water heating	Poor	No Upgrade
Renewables	Very Poor	Very Good

GRANTS AVAILABLE?



subject to availability, terms and conditions

For further information visit www.seai.ie/grants or call 01 8082100

Compare your home's performance | Before and after upgrades

Your home's current energy performance	NOW F	Your home's potential energy performance	POTENTIAL A
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Benefits of upgrading your home

INCREASE your home's value



INCREASE your home's comfort



REDUCE your energy bills



SAVE

CO₂ | TONNES
4.4
= the same as planting **308 tree(s) each year**

To find out more visit www.seai.ie

Your journey from

BER

F

to

BER

A

Your BER assessor has recommended a package of energy upgrades that maximise the energy performance of your home. The recommendations are for guidance only and can be completed at your own discretion. The recommendations are just one potential pathway to an improved BER and it is open to you to discuss alternative packages with your professional advisors.

Package of energy upgrades to save money, make your home more comfortable and protect the environment

Recommended Package of Energy Upgrades	Cost (Approx.) ⁵	Grant Available ⁶	Comfort
External doors 1.4 W/m ² K average U-Value ^{1, 2}	€ € € € €	✓	★ ★ ★ ☆ ☆
Roof insulation; pitched (at ceiling) 0.16 W/m ² K, pitched (on slope) 0.20 W/m ² K, room in roof (on side) 0.20 W/m ² K, flat 0.22 W/m ² K average U-Value ^{1, 2}	€ € € € €	✓	★ ★ ★ ★ ☆
Wall insulation 0.35 W/m ² K average U-Value ^{1, 2, 3}	€ € € € €	✓	★ ★ ★ ★ ☆
Windows double glazing 1.4 W/m ² K average U-Value ^{1, 2}	€ € € € €	✓	★ ★ ★ ★ ☆
Air-to-air heat pump with fully integrated heating controls ⁴	€ € € € €	✓	★ ★ ★ ★ ☆

1. Major Renovation is defined in the Building Regulations Part L Technical Guidance Document and means the renovation of a dwelling where more than 25 % of the surface of the dwelling envelope undergoes renovation. Where a dwelling undergoes a major renovation, the energy performance of the whole dwelling should be improved to the cost optimal level by achieving a B or by implementing the energy performance improvements as set out in the Building Regulations Part L Technical Guidance Document.

2. This energy upgrade will reduce your home's heat loss and is an important first step to improving the energy efficiency of your home.

3. For some wall types it may not be appropriate to install the amount of insulation recommended here, particularly in the case of solid walls such as stone and brick built prior to 1950. Please seek the advice of a professional.

4. A dwelling should have low heat loss to ensure the heat pump runs efficiently. An ideal heat loss indicator (HLI) is equal to or less than 2.3 W/(K·m²).

5. Investment Cost Legend:

€ < 5,000

€€ 5,000 - < 15,000

€€€ 15,000 - < 30,000

€€€€ 30,000 - 50,000

€€€€€ > 50,000

6. A grant for this type of upgrade is available at the time of publication of this report. Grant availability is subject to eligibility criteria and should be checked to see if the works to your own home meet the eligibility criteria. Eligibility criteria are subject to change.

GRANTS AVAILABLE?



subject to availability,
terms and conditions

For further
information visit
www.seai.ie/grants
or call
01 8082100

Start your journey to upgrade your home

If you're not ready for the maximum SEAI grant, consider picking one or two energy upgrades, selecting areas with the poorest performance.



GRANT APPLICATION

To start your application today visit
www.seai.ie/grants

Simple energy upgrades - quick, cheap, easy

Draughtproofing

Draughtproofing, fitted to windows, doors and loft or attic hatches, improves airtightness and thermal comfort, reduces heat loss, improves noise insulation and reduces dust ingress.

Potential impact of the recommended energy upgrades

Energy upgrade	Now		Potential	
	Value	Energy Efficiency	Value	Energy Efficiency
Home Heat Loss Indicator (HLI) ¹	5.104 W/(K·m ²)	Very Poor	2.035 W/(K·m ²)	Good
External doors (average U-Value ²)	3.000 W/m ² K	Poor	1.400 W/m ² K	Very Good
Roof insulation (average U-Value ²)	1.867 W/m ² K	Very Poor	0.177 W/m ² K	Good
Wall insulation (average U-Value ²)	2.229 W/m ² K	Very Poor	0.350 W/m ² K	Good
Windows double glazing (average U-Value ²)	3.383 W/m ² K	Very Poor	1.400 W/m ² K	Good
Air-to-air heat pump with fully integrated heating controls (Primary Energy Efficiency ³)	67%	Poor	233%	Very Good
Renewable Energy Ratio (RER)	0%	Very Poor	39%	Very Good

1. The Home Heat Loss Indicator (HLI) is a summary of the overall performance of the home. It includes all the fabric and ventilation upgrades listed in the table
2. A U-value is a measure of the heat loss through the building fabric. The higher the U-value, the greater the heat loss
3. Primary energy efficiency is the efficiency divided by the primary energy conversion factor
4. Indicators are based on the average elemental U-values in the BER and where partial upgrades occur, average U-values may remain above the optimum U-value.

