

LAND / RESIDENTIAL

**LOT 1 - 15 NO.RESIDENTIAL UNITS
LOT 2 – 1.82 Ha (4.5 ACRES)
DEVELOPMENT LAND
ATLANTIC GATEWAY
SNEEM, CO. KERRY**

POWER
& ASSOCIATES

FOR SALE BY PRIVATE TREATY



- 15 no. residential units comprising a mix of 3 and 4 bedroom units (being offered For Sale in their existing condition)*
- 1.82 Ha (4.5 Acres) Development Land
- Located in Sneem on the popular tourist route The Ring of Kerry
- Available in one or two lots.

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LOCATION

The village of Sneem is located on the Iveragh Peninsula and the N70 Ring of Kerry tourist route. It is positioned approximately 25km to the west of Kenmare and 30km to the east of Waterville. The R568 to the northeast connects the town with Molls Gap and the N71 to Killarney, 45km away.

Sneem is primarily a tourist village with tourism being its main industry. A number of hotels and guesthouses are located in the village and its hinterland, most notably is the Parknasilla Resort.

Sneem is also an important service town for its rural catchment area as it is located a distance from other major service towns such as Kenmare and Killarney. It serves an important dual role in the South Kerry area.

The subject development, known as Atlantic Gateway, is located less than 1km west from the centre of the village of Sneem and approximately 16km from Caherdaniel, the nearest town. The surrounding area is characterised by a mix of residential uses to the east and south and agricultural uses to the north and west. The confluence of the Sneem and Owreagh Rivers is located 1km to the south of the subject site. The Atlantic Gateway development has the benefit of unobstructed views of the surrounding MacGillycuddy Reeks mountain range. The nearest sandy beach is located approximately 12km from the subject site.

The site is directly accessed off the Ring of Kerry Route (N70) eastward bound into Kenmare; this is the main access road through the village. The Local Authority for the subject area is Kerry County Council.

DESCRIPTION:

The subject development occupies a regular shaped site. The gradient of the site is flat and is prone to flooding.

The development for which planning permission was granted is currently incomplete. A total of 50 units had been granted permission under planning reference number 03/1528. The remainder of the site to the rear remains undeveloped and comprises approx. 1.82 Ha (4.5 Acres).

Note:

The Proposed Purchaser shall be deemed to purchase with full notice of the actual state and condition of the property in all respects as to the quality, state of repair, means of approach, access to light, location and suitability of all and any services to the property including, but not limited to, drainage, foul sewer, water mains and all utilities and rights of adjoining owners and occupiers as to boundary walls and fences or otherwise howsoever and shall take the property as it is in all respects. It is agreed that the property is being sold to any proposed purchaser in its existing condition and state of repair.

ACCOMMODATION:

We outline hereunder the house numbers and type included in this sale:

House No:	House Type:	No. of Bedrooms:	Area (sq. feet)
1	Detached	4	1,722
4	Semi-Detached	3	1,242
5	Semi Detached	3	1,242
9	Semi-Detached	3	1,184
11	Detached	4	1,722
6-8**	Terrace	3	1,184
12*	Detached	4	1,722
14*	Detached	3	1,615
15-19*	Detached	4	1,722

Of the 15 Units 10 no. require some internal works (denoted with the asterisk above). Units 1,4,5,9 and 11 are complete.

TITLE

Details available on request.

ZONING

The subject property is located in an area zoned "Existing Residential" under the Kenmare Functional Area Local Area Plan 2010 – 2016

BER RATING

Available on Application.

SERVICE CHARGES

Details available on request.

VIEWING

Strictly by appointment with the sole agents Power & Associates

QUOTING PRICE

The subject properties and development land are available for sale in one or two lots. Details available on application.

CONTACT

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Solicitor for Carraige of Sale:

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Disclaimer Policy:

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PSRA Licence No: 001297

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