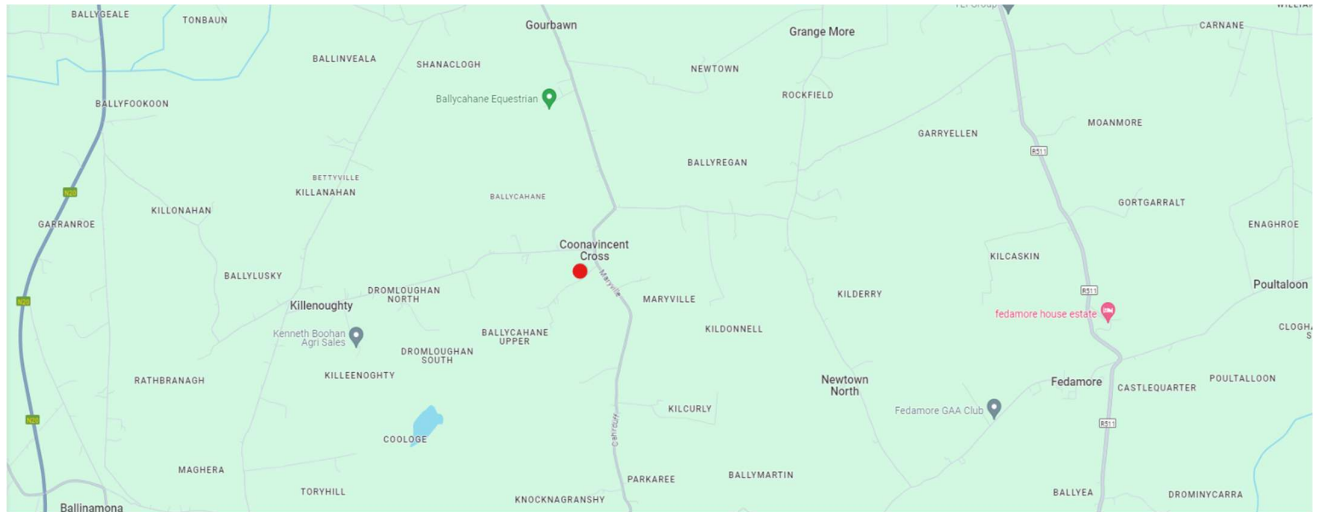


**FOR SALE BY PRIVATE TREATY**

**SITE AT BALLYCAHANE UPPER,  
PUBBLEBRIEN,  
CRECORA,  
LIMERICK  
FOLIO NO. LK42537F**

Site

**GUIDE PRICE: €100,000**



## LOCATION

The subject site is approximately 2.8 km from Crecora Cross. This location consists of mainly one off houses and farmland while benefitting from being a short drive to all local services and amenities. Regeneron, Ely Lilly and University Hospital Limerick are all closeby.

## DESCRIPTION

The subject site comprises of approx. 0.41 hectares (1 acre) and is triangular shaped in configuration and level in gradient.

## Planning Permission

The subject property can be sold subject to full planning permission or alternatively without.

## Planning Eligibility

As per the Limerick County Council Development Plan 2022/2028 the site is defined as being located in the following area:

Rural Housing Category 1 / Area Under Strong Urban Influence - this means any purchaser applicant looking for planning permission will have to meet certain defined criteria as set out in the plan (copy of same available on request).

The vendor of the subject site is prepared to agree the sale subject to a six month exclusivity period to any proposed purchaser whereby allowing the time for the proposed purchaser to submit their planning application.

Alternatively this site can be sold as is without planning. Please call to discuss.

## DIRECTIONS

Travelling from Raheen pass Raheen Industrial Estate and proceed to the turning to Van Veens. On reaching Crecora Cross go straight through passing Crecora GAA on the left. From the cross there is a turning to the right after 2.6 km. Site is first site after the second house on that road c. 200 m from the main road.

## Contact Negotiator

**GEOFFREY DE COURCY** – Property Partners de Courcy O’Dwyer

P: 061410410 / Email: [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners.