

For Sale
Development Lands
Ballysimon Road,
Limerick



- SITE AREA OF APPROXIMATELY 9.025 ACRES. (3.61 hectares)
WITH ROAD FRONTAGE OF 125 METRES. Folio no: LK21529.
- SUBJECT LANDS ARE ZONED "INDUSTRIAL".
- LOCATED IN LIMERICK'S PRIMARY COMMERCIAL ZONE.
- SUBJECT LANDS ARE LOCATED C.3KM FROM LIMERICK CITY.
- THE LANDS BENEFIT FROM NEARBY ACCESS ONTO THE M7
MOTORWAY VIA THE TIPPERARY ROAD INTERSECTION.
- **QUOTING PRICE:** €1,083,000 (Plus VAT if Applicable)

www.propertypartners.ie | 061 410410
Barrack House, O'Connell Avenue, Limerick.
PSRA Licence No.: 002371

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE

Location:

Limerick is the capital of the mid west region and is located approximately 210 km. south west of Dublin City and 100 km. north east of Cork City.

The subject lands are located fronting on to the Ballysimon Road c.3km from Limerick City Centre via the R527.

This location benefits from direct access on to Limerick's ring road M7.

The surrounding area comprises mainly of industrial and retail warehousing units with a number of nearby developments to include Eastway Business Park, Eastlink Business Park, Delta Retail Park, Crossagala Business Park etc.

Description:

The subject property comprises of a regular shaped mainly level green field site with extensive road frontage and existing access off the Ballysimon Road.

Accommodation:

Accommodation based on the measurements provided. We understand subject lands comprise of approximately the following areas

| | |
|-------------------|-------------------------------|
| Folio No. LK21529 | c.9.025 acres (3.61 hectares) |
| Road frontage | c.125 metres |

Zoning:

The zoning of the subject lands are covered by the Castletroy local area plan 2009/2015. This plan has now been extended until 2019. The subject lands are zoned "Industrial" in the development plan. Copy of the land use matrix and zoning map available by email on request.

Planning permission:

There is no planning history on the subject lands.

Joint Agents: Property Partners Buggy, 14 Watergate, Parliment Street, Kilkenny (056 779616)

Viewing:

Strictly by prior appointment with: **Brian O'Dwyer**

Tel: 061 410410 **Email:** bodwyer@propertypartners.ie



Disclaimer

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.