

For Sale
Development Lands
Ballysimon Road,
Limerick



- SITE AREA OF APPROXIMATELY 12.12 ACRES. (4.848 hectares)
WITH ROAD FRONTAGE OF 195 METRES. Folio no: LK21529.
- SUBJECT LANDS ARE ZONED "INDUSTRIAL".
In the Castletroy LAP 2009-2015 which is currently under review.
- 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.

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.12.12 acres (4.848 hectares)
Road frontage	c.195 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.

Subject lands have been rezoned in the draft Castletroy Local Area Plan 2019-2025. The new zoning is "Enterprise & Employment". It is anticipated that this plan will be adopted before February 2019.

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**

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