

**FOR SALE BY
PUBLIC AUCTION**

CASHEL & ARDFINNAN, Co. Tipperary

8.09 Hectares (20 Acres) at Deerpark, Cashel
& 2.16 Hectares (5.35 Acres) at Monroe East, Ardfinnan
on the instructions of David O'Connor (Fixed Asset Receiver), BDO



FOR SALE BY PUBLIC AUCTION
on the Thursday 19th June 2014 at 3pm
in the Cashel Palace Hotel
(unless previously sold)

- Both properties occupy an excellent location on the edge of Cashel and Ardfinnan respectively.
- All lands zoned.
- All good quality land.
- Medium /Long term investment potential suitable for pension funds, speculators and private individuals looking a safe investment with growth prospects.



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LONG TERM INVESTMENT POTENTIAL

LOCATION:

• **Cashel lands:** These lands are located on the Southside of Cashel on the Golden Road (N74) within walking distance of the town centre. Cashel town is strategically located just off the M8 Dublin to Cork route approximately 160km south east of Dublin and within commuting distance of Clonmel, Thurles and Tipperary Town. Cashel is the fifth largest town in South Tipperary and is designated as a heritage town attracting over 250,000 visitors per year, primarily to the famous Rock of Cashel.

• **Ardfinnan lands:** The village of Ardfinnan is located in South Tipperary circa 9.5km south east of Cahir. These lands are located 1.5km from the Village Centre. Ardfinnan is a small rural village on the banks of the River Suir providing the essential services and facilities to the surrounding hinterland.

DESCRIPTION OF LANDS:

• **8.09 hectares (20 acres) Cashel:** The property comprises a greenfield site extending to circa 8.09 hectares (20 acres) and are all presently in grass with elevated views of the Rock of Cashel. The land is excellent quality with access to the N74 Golden Road and a local road to the east.

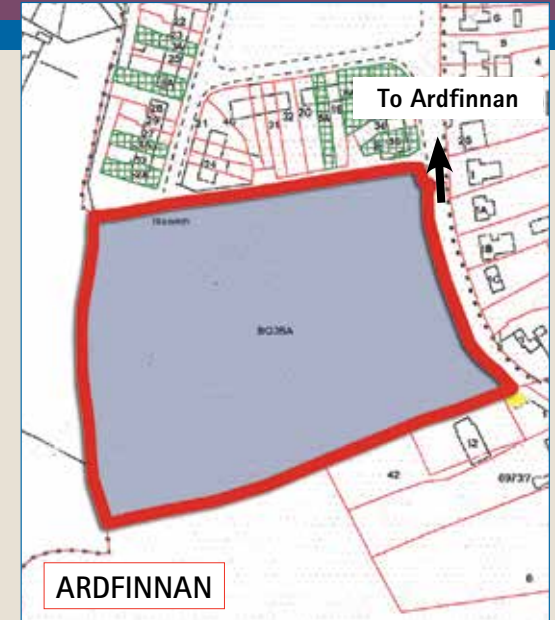
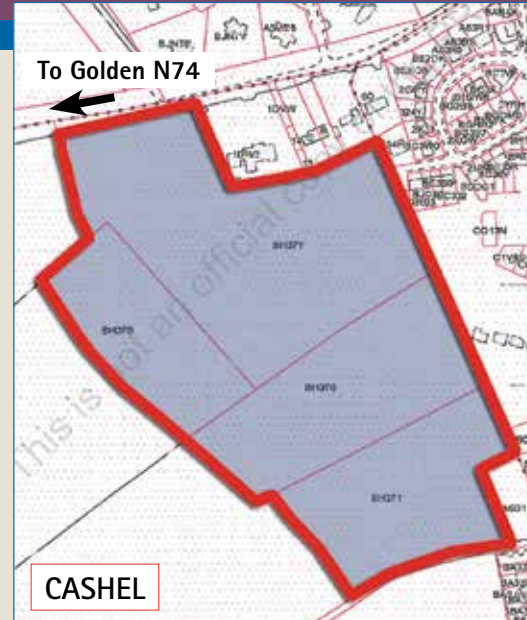
The land adjoins an existing housing estate and is surrounded by agricultural land to the west.

• **2.16 hectares (5.35 acres) Ardfinnan:** This is currently a greenfield site extending to circa 2.16 hectares (5.35 acres). The lands have full planning permission for 43 residential units in addition to a creche and nursing home. The lands are bounded to the north and south with some residential development with the balance surrounded by agricultural land.

TOWN PLANNING:

• **Cashel lands:** The lands in Cashel are zoned 'New Residential' in the Cashel Town Development Plan 2009 – 2015. The lands are included in a Master plan for the area which identifies a larger land area for the possible expansion of the town.

• **Ardfinnan lands:** The lands at Ardfinnan are zoned in the South Tipperary County Development Plan 2009 for 'New Residential – low density/ serviced sites'. We have been informed that the site has full planning permission for a 43 unit planning permission for a residential and commercial scheme, ref: 04/1480.



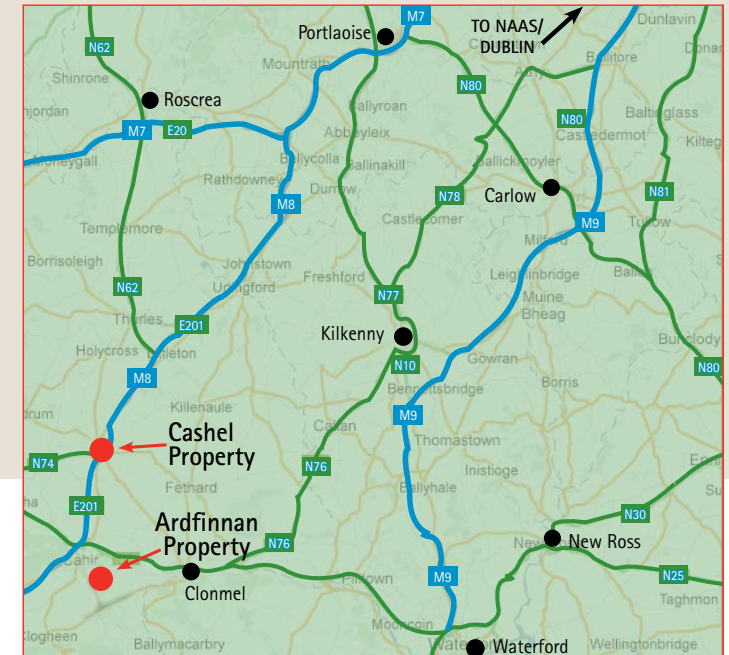
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