

LAND / RESIDENTIAL

POWER
& ASSOCIATES

LOT 1 – 10 NO. RESIDENTIAL UNITS
LOT 2 – 6.23 Ha (15.4 ACRES) LAND
ORCHARD GROVE
KENMARE,
CO. KERRY

FOR SALE BY PRIVATE TREATY



BER B3 C1

- 10 no. 3 bedroom Terraced Holiday homes each comprising 1,324 sq. feet (being offered For Sale in their existing condition)*.
- c. 6.23 Ha (15.4 acres) Land.
- Located in Kenmare on the popular tourist route The Ring of Kerry.
- Available in one or two lots.

tel: +353 61 318 770

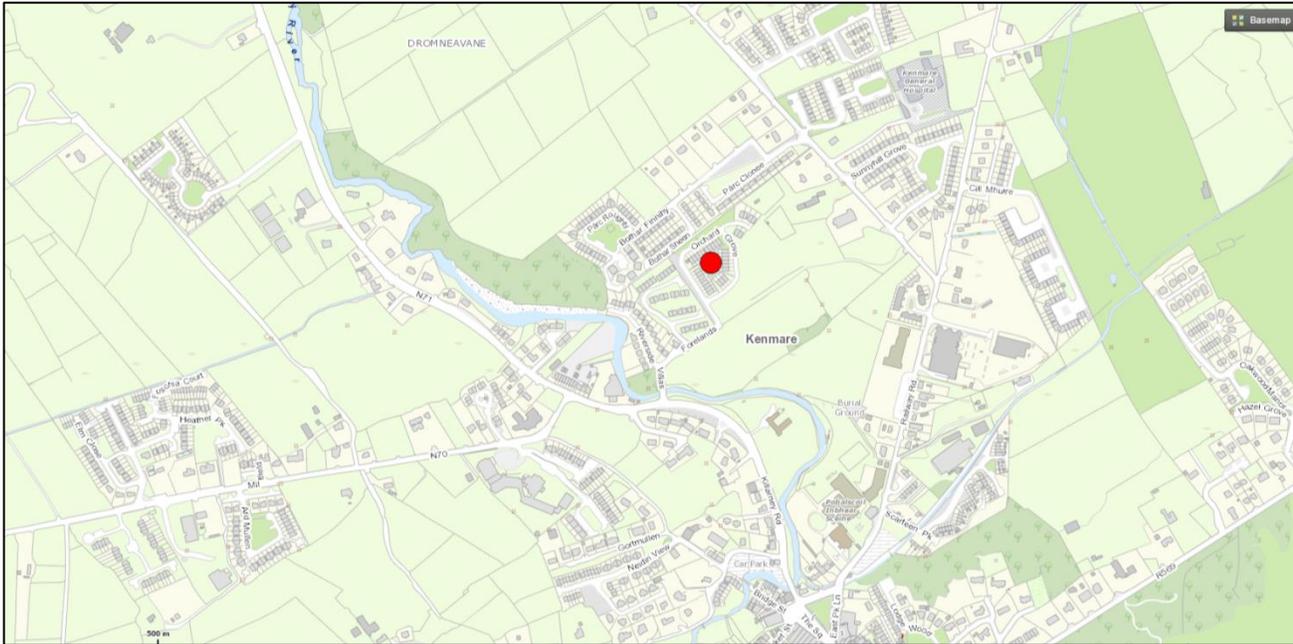
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LOCATION

Kenmare is a coastal town situated at the head of the Kenmare River at the south eastern extremity of the Iveragh Peninsula, approximately 32kms south of Killarney. It is located in an area of high scenic beauty surrounded by the Sheehy mountains to the south and the McGillycuddy Reeks to the north. Kenmare is located on the N70 Ring of Kerry Route.

The subject property is located approximately 1km to the north of Kenmare and 33km to the southwest of Killarney. The property is directly accessed off the Ring of Kerry Route northward bound to Killarney. The immediate surrounding location comprises a mixture of residential developments and one off rural housing, interspersed with local commercial services such as a Centra shop and a filling station which is to the north of the subject property.

The Local Authority for the subject area is Kerry County Council.



DESCRIPTION:

The subject property comprises two elements. The **first element** consists of 10 no. holiday homes within a part completed residential development known as Orchard Grove, the **second element** comprises a 6.23 Ha (15.4 Acres) site neighbouring Orchard Grove.

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 the 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)
37	Terrace	3	1,324
39	Terrace	3	1,324
41	Terrace	3	1,324
43	Terrace	3	1,324

ACCOMMODATION CONT'D...:

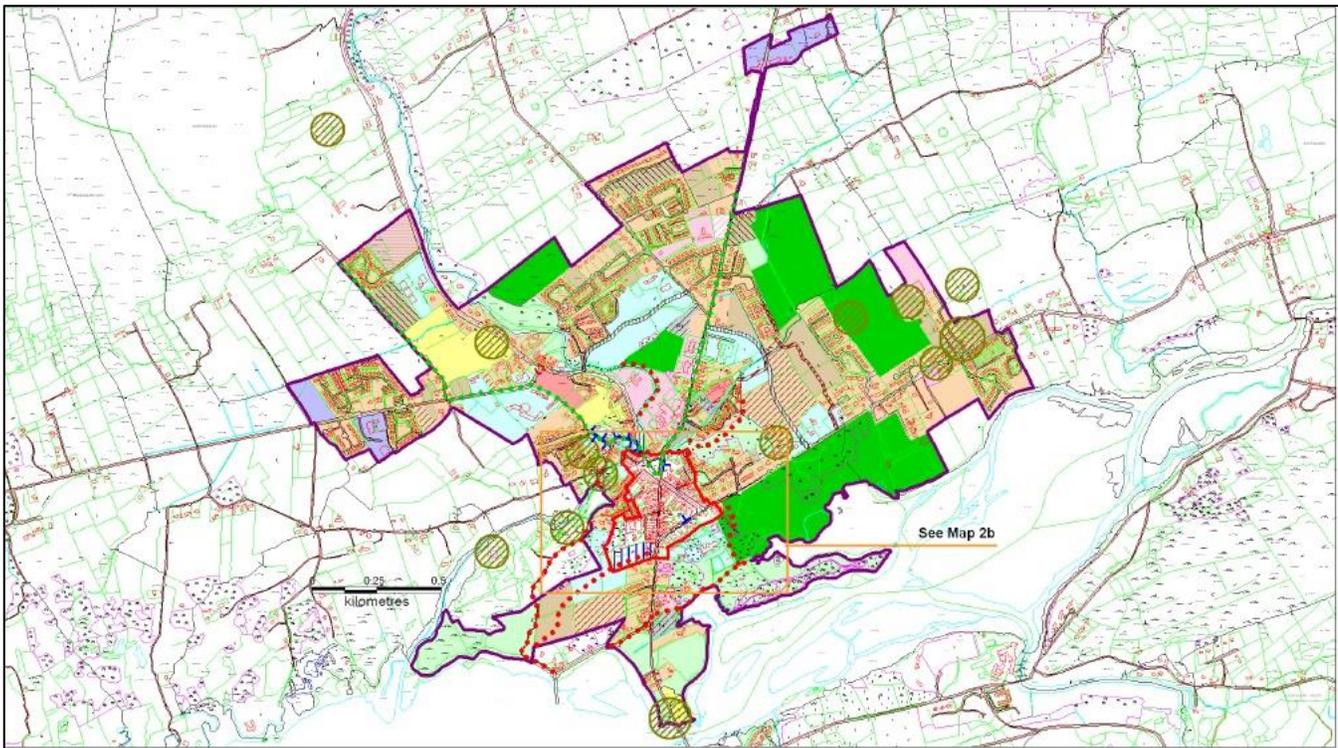
House No:	House Type:	No. of Bedrooms:	Area (sq. feet)
48	Terrace	3	1,324
49	Terrace	3	1,324
58	Terrace	3	1,324
60	Terrace	3	1,324
61	Terrace	3	1,324
64	Terrace	3	1,324

TITLE

Details available on request.

ZONING

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



BER RATING

BER B3 C1

SERVICE CHARGES

Details available on request.

VIEWING

Strictly by appointment with the sole agents
Power & Associates

QUOTING PRICE

The subject property and development land is 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:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power & Associates and the Vendor/Lessor give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

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