



C.4.277 HA (10.57 ACRES)
at Dock Road/Courtbrack Avenue, Limerick

High Profile Strategic Development Opportunity | Bid Due Date Wednesday 21 February 2024 (Unless Previously Sold)



EXECUTIVE SUMMARY

- High profile site situated along the Dock Road
- Strategically located at the corner of Dock Road & Courtbrack Avenue
- Site extends to approximately 4.277 (10.57 acres)
- Developable area extends to approximately 3.866 hectares (9.55 acres)
- The site is zoned “Enterprise & Employment”
- Within close proximity of Limerick City centre, Mary Immaculate College & The Crescent Shopping Centre
- Potential to develop a high quality mixed use scheme (SPP)



THE OPPORTUNITY

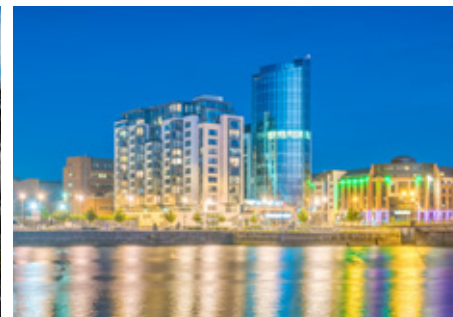
Sole selling agent Savills is delighted to offer for sale this development opportunity in a high profile location just off the Dock Road. The property comprises a c.4.277 (10.57 acres) brownfield site superbly located within close proximity of Limerick City centre and Mary Immaculate College. The opportunity now exists to acquire one of the most high profile and strategic development sites to come to the Limerick market for some time.

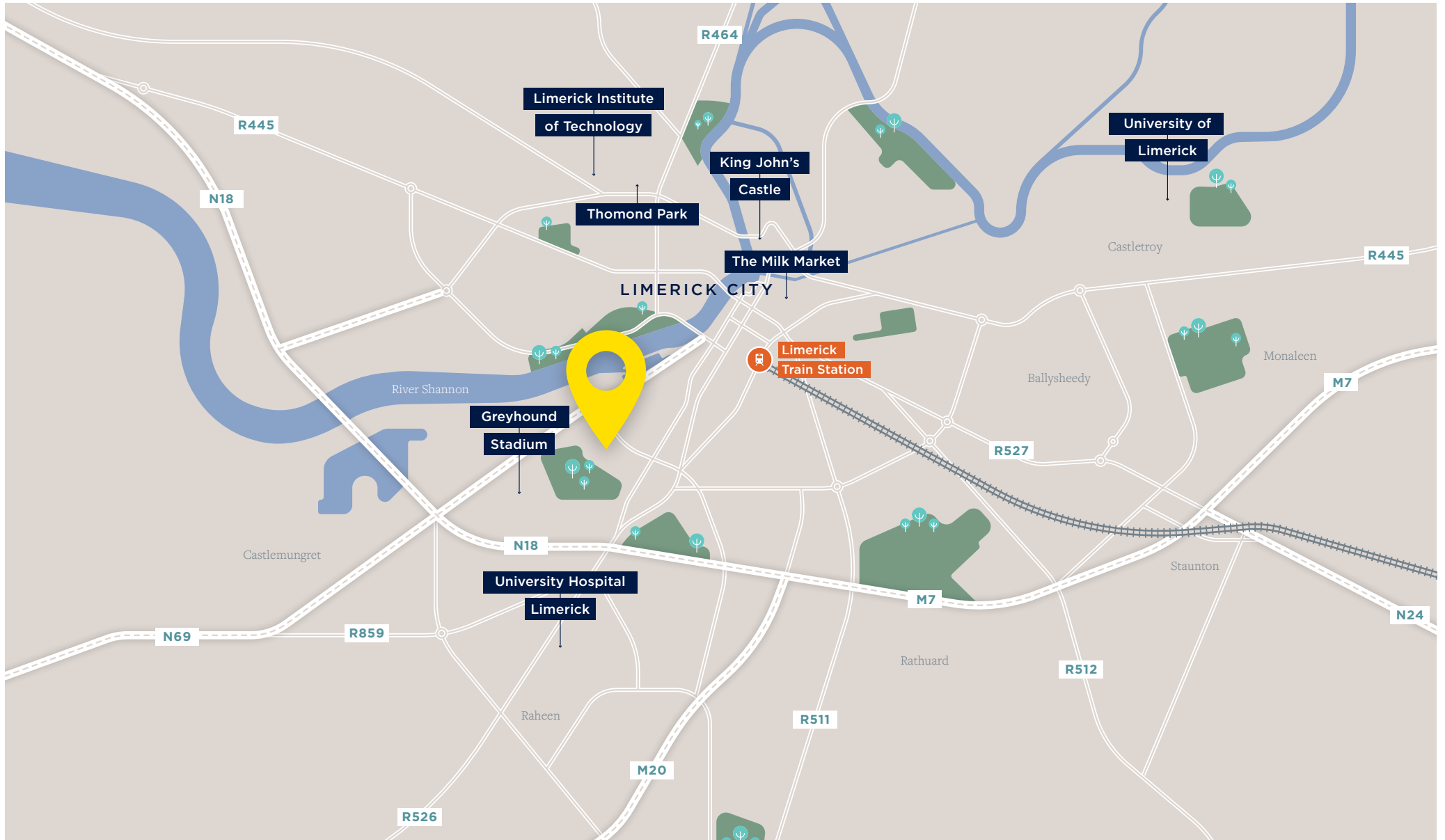
LOCATION

The subject property is located north of the N18 just off the Dock Road approx. 1km south west of O'Connell Street in Limerick City centre. The surrounding area is a mix of commercial, residential and educational uses with McMahon's Builders Providers, Ashbourne Business Park and Kelliher's Electrical all located to the north, Courtbrack and Ashdown Student Accommodation located to the east and south respectively while Mary Immaculate College, which has a student population of over 5,000 students is located a short distance to the south east.



The location offers excellent access to and from the city centre and ease of access to major infrastructural networks such as the M20 & M7 which connect the property to Cork & Dublin respectively.





EMPLOYMENT BASE

Limerick offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell and Analog Devices are based in Limerick while the arrival of Regeneron and Biopharma in 2014 boosted an already strong Life Sciences sector that features Johnson & Johnson, Stryker and Cook Medical.

Other large employers expanding in the city include KEMP Technologies and Northern Trust.

DESCRIPTION

The subject property comprises a brownfield site extending to approximately 4.277 (10.57 acres) at the junction of Dock Road and Courtbrack Avenue. The site is largely regular in configuration with well defined boundaries on all aspects of the site. The topography is generally flat throughout which will assist in keeping development costs at a minimum. The site benefits from 2 access points off Courtbrack Avenue with works are currently ongoing to remove decommissioned tanks, pipework, pipelines and all associated gantries and structures.

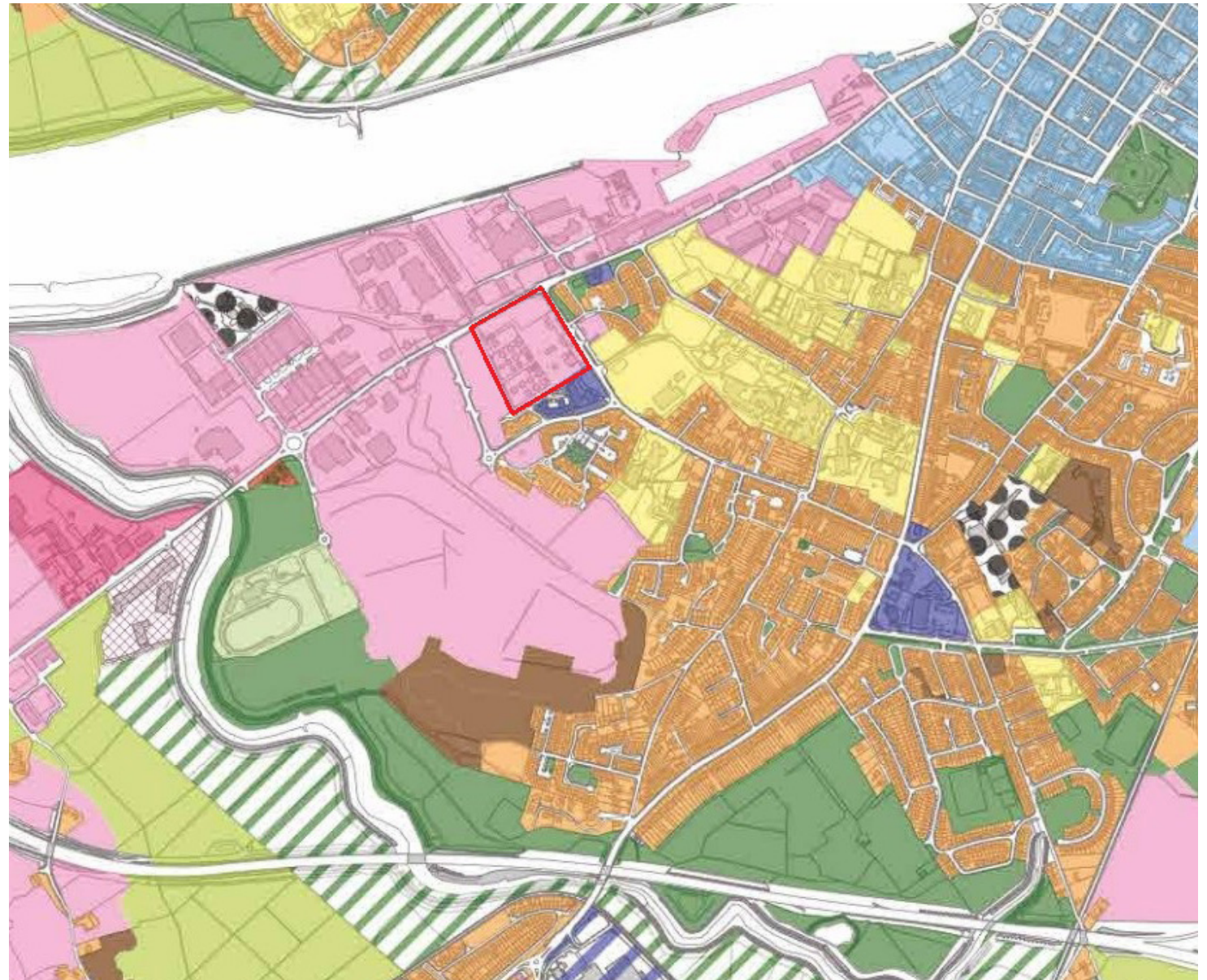


ZONING & DEVELOPMENT POTENTIAL

Under the Limerick Development Plan 2022 – 2028 the land is zoned “Enterprise & Employment.”

As outlined in the Limerick Development Plan the purpose of such zoning is to;

- Provide for enterprise, employment and general business activities and acknowledge existing/permitted retailing uses.
- To accommodate compatible industry and employment activities that are incapable of being situated in the City Centre.
- New enterprise and employment developments shall be provided in high quality landscaped park style environments, incorporating a range of amenities. These zones may accommodate light industry, low input and emission manufacturing, logistics and warehousing, campus style offices and commercial services with high space and parking requirements.



TITLE

Freehold

PRICE

Seeking offers in excess of €2.75m

METHOD OF SALE

The property is being offered for sale by way of Best Bids process with bids invited by Wednesday 21 February 2024.

FURTHER INFORMATION

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site maps, a planning report, title information, the contract for sale & details of the bidding process.



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