

c.116.5 Acres  
Superb Mixed Use Development Opportunity

# GREENPARK

DOCK ROAD/SOUTH CIRCULAR ROAD  
LIMERICK

Bid Due Date Thursday 11th April 2019 (Unless Previously Sold)

# SHAPING LIMERICK'S FUTURE

HIGH PROFILE SITE JUST OFF THE DOCK ROAD & SOUTH CIRCULAR ROAD

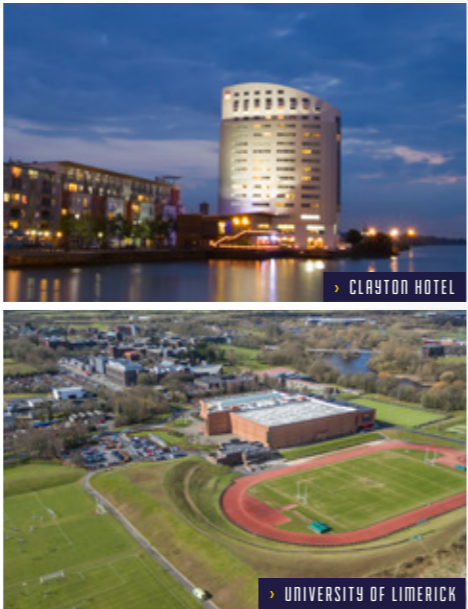
SITE EXTENDS TO APPROXIMATELY 47.16 HECTARES (116.5 ACRES)

THE SITE BENEFITS FROM MULTIPLE ZONINGS TO INCLUDE RESIDENTIAL & MIXED USE DEVELOPMENT

WITHIN CLOSE PROXIMITY OF LIMERICK CITY CENTRE, MARY IMMACULATE COLLEGE & THE CRESCENT SHOPPING CENTRE

POTENTIAL TO DEVELOP A HIGH QUALITY MIXED USE SCHEME(SPP)

LIHAF FUNDING OF €4.93M POTENTIALLY AVAILABLE TO AID DEVELOPMENT



## The Opportunity

Joint selling agents Savills and Cushman & Wakefield are delighted to offer for sale this superb mixed use development opportunity in a high profile location just off the Dock Road.

The property comprises a c.116.5 acre greenfield site superbly located within close proximity of Limerick City centre and Mary Immaculate College. The opportunity now exists to acquire one of the best and largest development sites to come to the Limerick market for some time.

## Description

The subject property comprises an undeveloped greenfield site extending to approximately 47.16 hectares (116.5 acres) in total. The site is largely irregular in configuration and is generally flat throughout.

The site, which was formerly in use as Limerick Race Course is currently laid out in grass and has the benefit of partial infrastructure in place in the form of an access road off Dock Road which is currently used to access the Greyhound Stadium. The land is also capable of being accessed off South Circular Road via Greenpark Avenue on the eastern boundary of the site.

Location

The subject property is located north of the N18 just off the Dock Road approx. 1.5kms south west of O’Connell Street in Limerick City centre.



The surrounding area is a mix of commercial, residential and leisure activity. Dennehy Motors, Fleming Medical, McMahon's Builders providers and the Docklands Business Park are all located off Dock Road while mature residential estate type developments such as Castlewell, Greenpark Avenue and Log na gCapall are all located along the eastern boundary of the site.

The location offers excellent access to and from the city centre and ease of access to both the M20 & M7 which connects 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, Analog Devices and Intel are based in Limerick while the arrival of Regeneron, Biopharma and Ethicon Biosurgery in 2014 boosted an already strong Life Sciences sector that features Johnson & Johnson, Zimmer, Stryker and Cook Medical. Other large employers expanding in the city include KEMP Technologies and Northern Trust.

## Local Infrastructure Housing Activation Fund (LIHAF)

As part of the Rebuilding Ireland programme the Government has committed €226m to help activate 34 high impact sites across Ireland. The programme highlights the lands at Greenpark as a Major Urban Housing Development site capable of accommodating approximately 700 units in the long term. To aid development a total of €4.93m has been earmarked for the upgrade of road infrastructure.

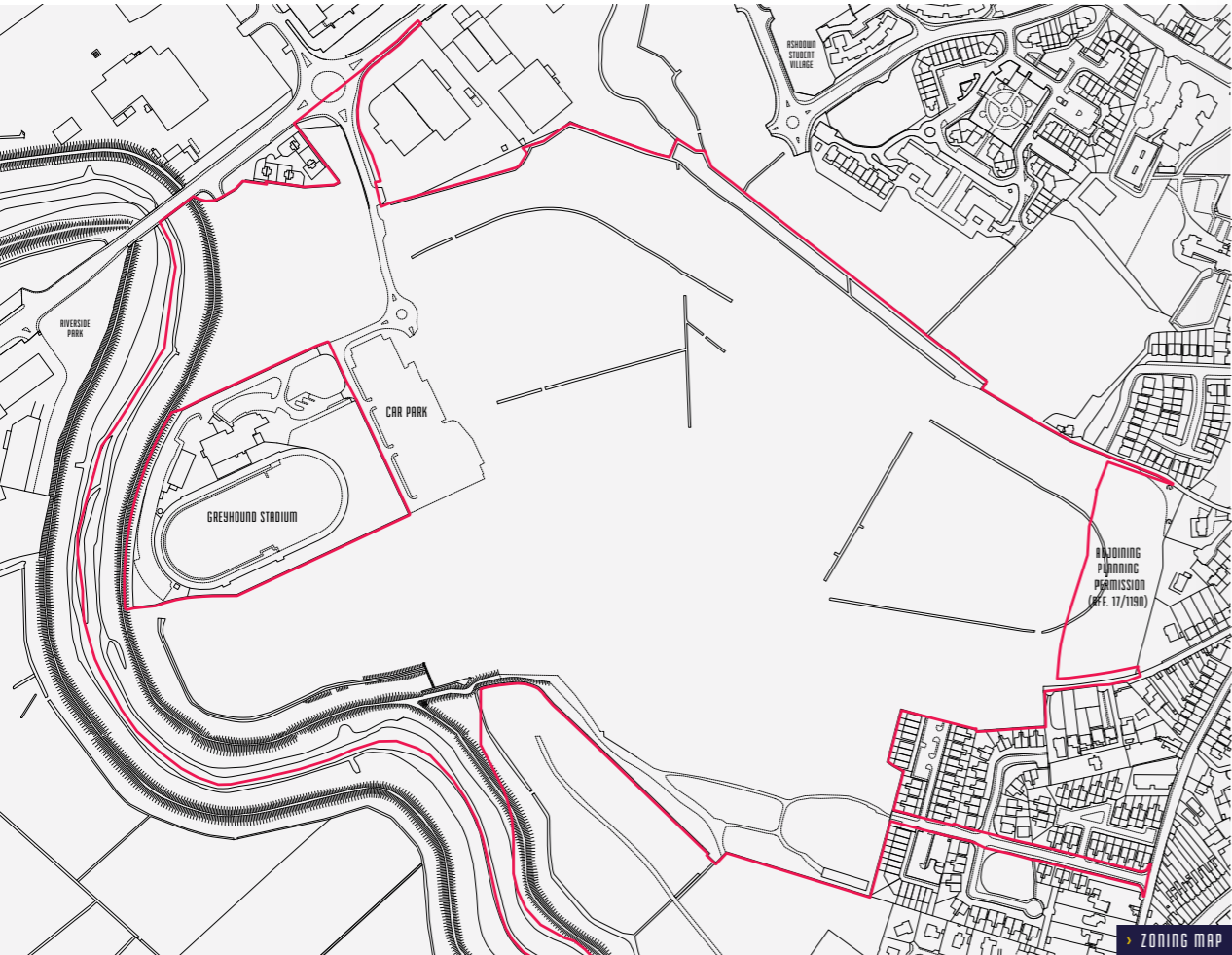
## Zoning

Under the Limerick City Development Plan 2010 - 2016 (extended) the land is zoned as follows;

- › **2A Residential**  
Objective of which is to provide for residential development and associated uses.
- › **5A Mixed Use**  
Objective of which is to promote the development of mixed uses that serve an area greater than its immediate catchment and to ensure the creation of a vibrant and sustainable urban area & to provide for a range of employment and related uses.
- › **5C Neighbourhood Centre**  
Objective of which is to protect, provide for and/or improve the retail function of neighbourhood centres and provide a focus for local services.
- › **6A Public Open Space**  
Objective of which is to retain all land dedicated for public open space.

## Adjoining Planning Permission

Full planning permission granted in November 2018 under reference 171190, for the development of 30 residential houses.



## Future Investment in Limerick's Docklands

In March 2018, Minister of State at the Department of Finance & Public Expenditure & Reform, Patrick O'Donovan launched Shannon Foynes Port Company's framework strategy to transform 75 acres along Dock Road into an economic hub for hundreds of employees.

The programme, which will involve a minimum cost of €100m proposes to develop & redevelop the Ted Russell Docks, Corcanree Business Park & refurbish the Bannatyne Mills. The aim of the project is to promote Limerick Docklands as an Economic Park and commercial hub for up to 300 employees.

### Method of Sale

The property is being offered for sale by Private Treaty with Best Bids invited by Thursday 11th April 2019 (unless previously sold).

### Title

Freehold

### Price

On application

### Solicitor

Harrison O'Dowd  
Estuary House, Henry Street, Limerick  
+353 61 416 444  
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### 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 map, services report, planning report, flood risk assessment, title information, the contract for sale & details of the bidding process.

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