

FOR SALE BY PRIVATE TREATY

Bunratty House

Bunratty, Co. Clare

Superb Development Opportunity





Bunratty Castle Hotel

N18

Church Hill -
New Development of 41 Homes

Dun Ri Housing Development



Superbly located high profile site in the heart of Bunratty Village



Adjacent Bunratty Castle & Folk Park



Within walking distance of Bunratty Castle Hotel, Blarney Woollen Mills and the famous Durty Nelly's



The site extends to about 2.024 hectares (5 acres)



The site is zoned "Existing Residential" and suitable for residential development



Excellent transport links from the nearby M18

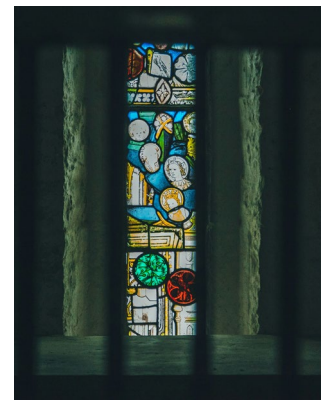
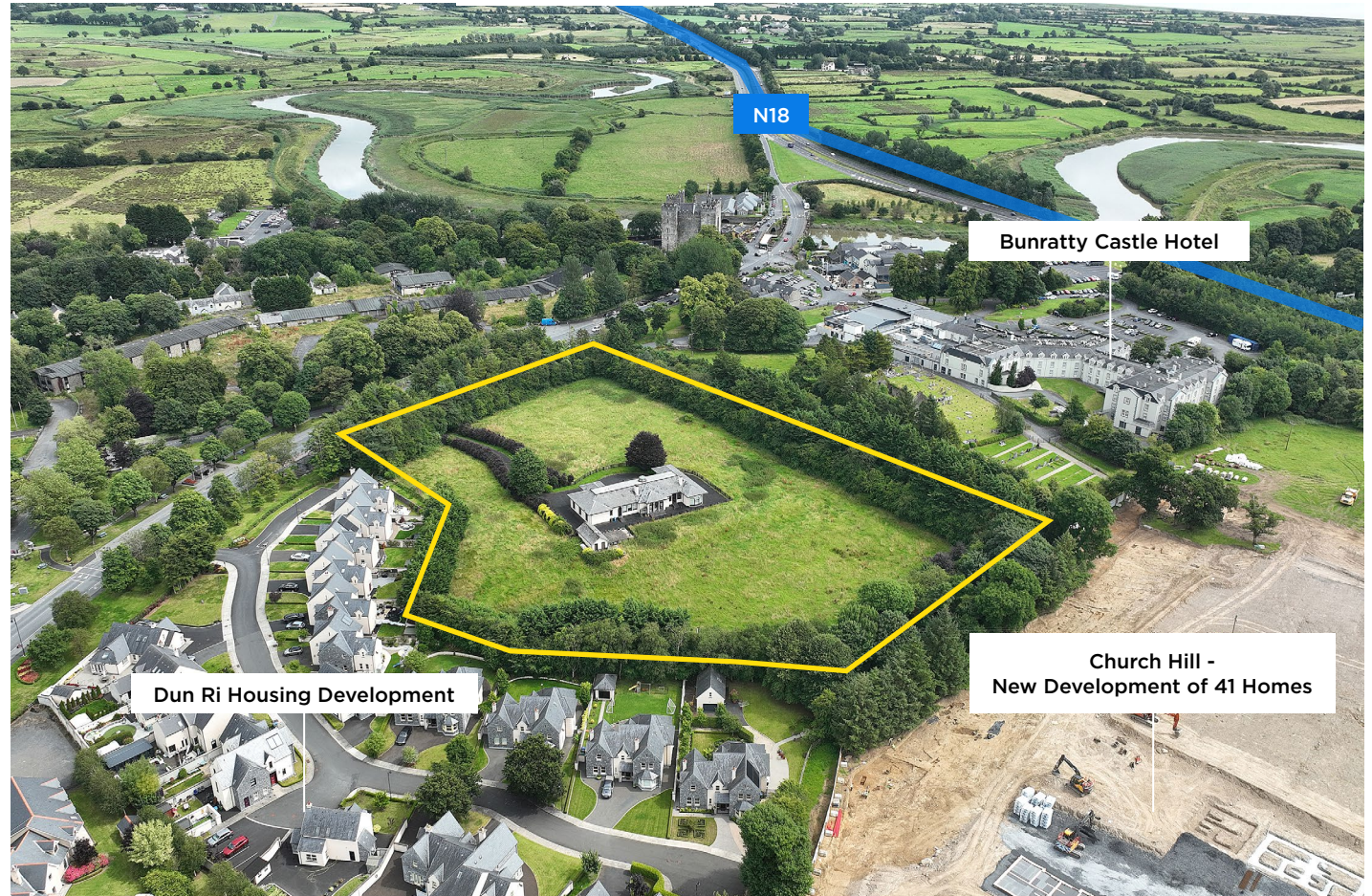


Approximately 12km to Limerick City and only 10km to Shannon Airport

Location

The subject site is located in the heart of Bunratty Village, just off the Old Bunratty Road which links to the M18, the main Limerick to Galway road.

The surrounding area is a mix of residential and commercial developments. The property is bound to the north by Dun Ri, an established residential scheme of 18 detached houses. Immediately to the west, work is well underway on a new residential scheme called Church Hill which comprises 41 no. 3 & 4 bed detached and semi-detached houses. A short distance to the south/south east you will find the popular Bunratty Castle Hotel along with established traders such as The Creamery Bar & Restaurant, Blarney Woollen Mills, Durty Nelly's and Jilly & Joes Restaurant & Courtyard. The world renowned Bunratty Castle and Folk Park, tourist attraction, is situated to the east of the property.



The Property

The Land

The subject property has a site area that extends to about 5 acres and is prominently located in the heart of Bunratty Village. The site has independent access off the Old Bunratty Road and occupies a six-bedroom period style house that was built in the 1970's. It also benefits from mature trees and hedgerows on all aspects that that provide a private and secluded setting.



The Property

The House

Sitting at the centre of the site is a six-bedroom period style house. The accommodation within the main house includes an entrance hallway, two reception rooms, two bathrooms, a WC, a larder, a large kitchen and four bedrooms. A self-contained secondary wing with independent access, comprising two bedrooms, bathroom, kitchenette and drawing room, extends from main the house.



THE HOUSE



TREELINED AVENUE



VIEW SOUTH EAST



VIEW SOUTH WEST

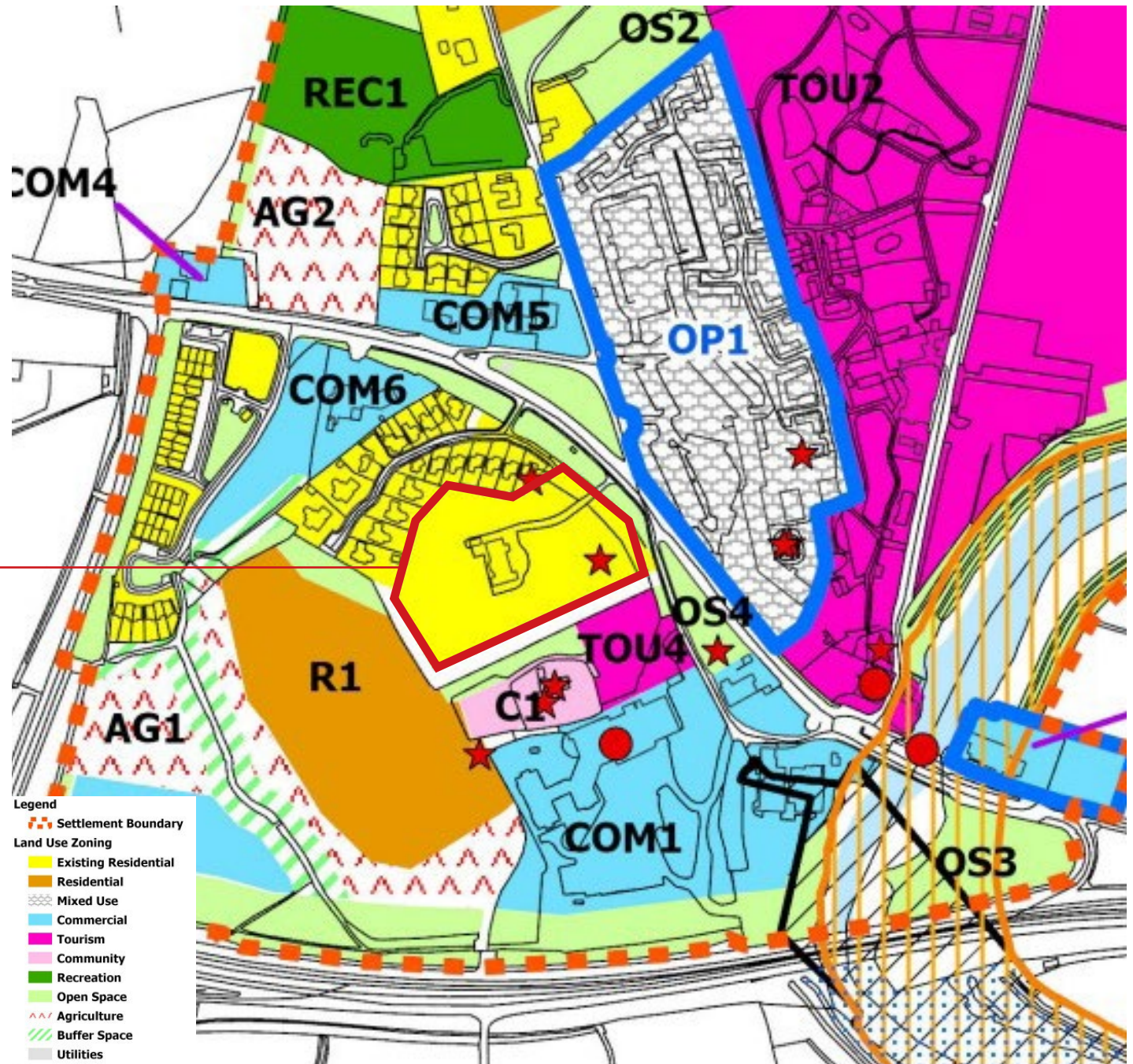
Zoning

The Clare Development Plan 2023 - 2029 (the development plan) is significant in the context of this assessment, as it provides the planning framework which guides development in the area.

The subject site is zoned 'Existing Residential' in the development plan. The objective of this zoning is "to conserve and enhance the quality and character of the areas, to protect residential amenities and to allow for small scale infill development which is appropriate to the character and pattern of development in the immediate area and for uses that enhance existing residential communities.'

Development Potential

Sustainable Residential Development and Compact Growth Guidelines 2024 (SRDCGG) designates Bunratty as a Large Village within the Metropolitan Area. The SRDCGG acknowledge that such settlements are small in scale with limited infrastructure and services provision. As a result density should not generally fall below 25 dwellings per hectare which would yield a residential development scheme of about 50 houses.



Further Information

BASIS OF SALE

The property is being offered for sale by Private Treaty.

PRICE

On application.

CONTACT

For further information please contact:



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FURTHER INFORMATION

Access to a dedicated Data Room which holds additional information is available upon request.

TITLE

Assumed Freehold.

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