

# BROOK PLACE RHEBOGUE, LIMERICK

*"Combine solid traditional construction methods with new energy saving technology"*

## Site for Sale

Name	Site Type	Note
Brook Place	2 Bed Detached House	Full Planning Permission

One site for a two-bedroom detached house is now available for purchase.



*McCARTHY & WOULFE LTD.*

**BUILDING CONTRACTORS**



25 THOMAS STREET LIMERICK office 061 319412 Mobile 087 6624981

Email: [joe@mcwbc.eu](mailto:joe@mcwbc.eu)

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This site in Brook Place Rhebogoue Limerick is set to provide a terrific opportunity for prospective purchasers to acquire a serviced site with full planning permission for a detached single-story house in one of Limericks most central residential locations.

In a mature cul-de-sac this site is located beside a mix of existing three and four- bedroomed semi-detached private family homes.

Brook Place Rhebogoue benefits from an ideal location midway between the City Centre and the University of Limerick.

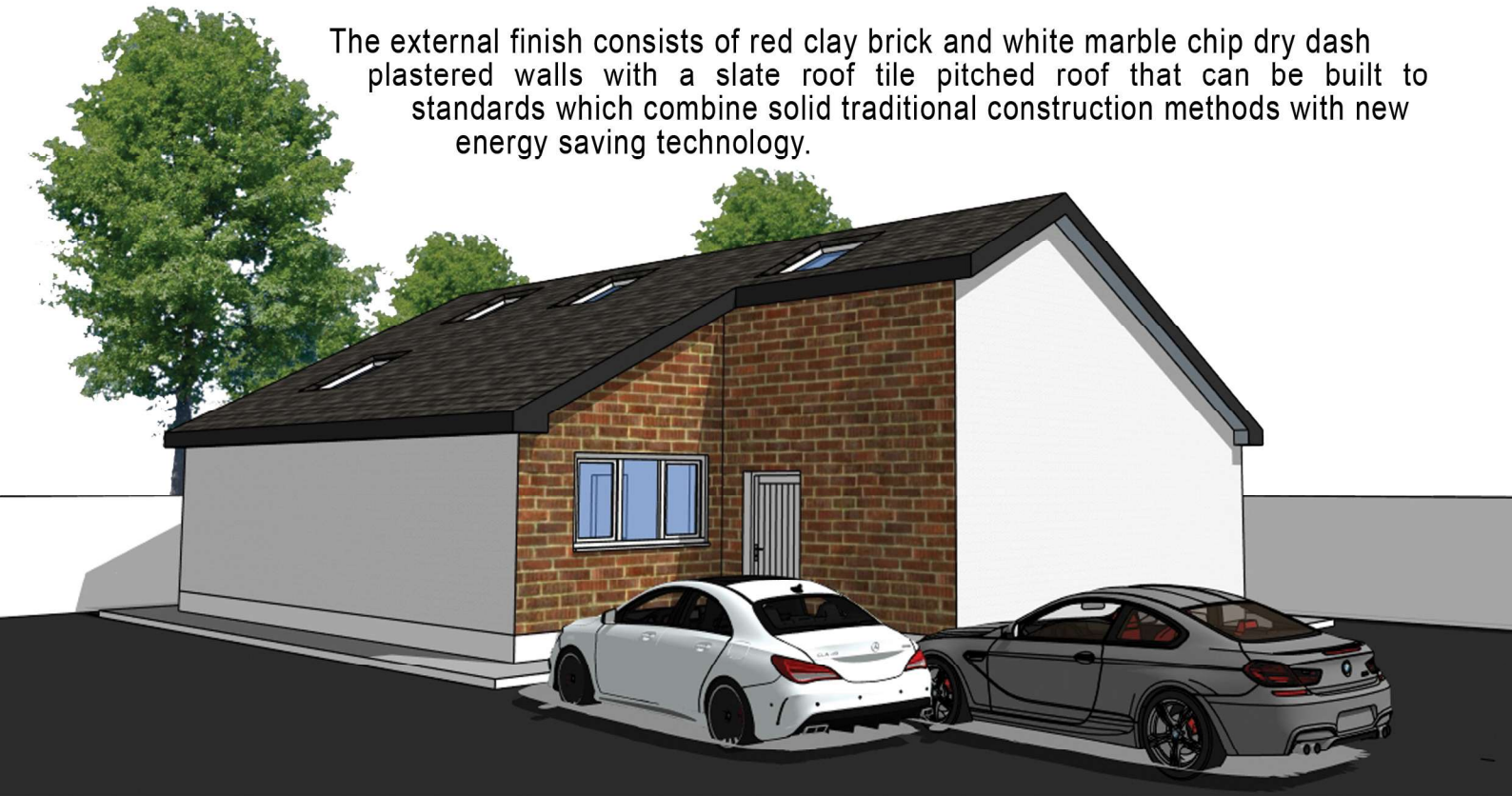
Local facilities include primary and secondary schools together with the Parkway Shopping Centre, St John's Hospital, and the Absolute Hotel. Amenities in easy reach include Grove Island Leisure Centre/Swimming Pool, Canal Bank Walk, O'Brien Public Park as well as local GAA and rugby clubs.

The planning permission for this house allows for the construction of a 1050sq ft (97 sq M) house with a private garden and two parking spaces.

The aspect of this site and roof suits the use of photovoltaic solar panels to generate electricity and together with a modern air to water heat pump central heating system a Building Energy Rating (BER) of A2 can be realized.

The proposed house layout permits the use of customized living and dining areas together with a kitchen / utility room. There is a substantial bathroom and good storage in the hall.

The external finish consists of red clay brick and white marble chip dry dash plastered walls with a slate roof tile pitched roof that can be built to standards which combine solid traditional construction methods with new energy saving technology.



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## SPECIFICATION LIST

**Building Energy Rating (BER) of A2 is readily achievable in this home.**

### **Fully finished Interior**

- Homebond ten-year structural guarantee.
- Generous electrical specification
- Choice of AIR to Water Heat Pump or Natural gas central heating.
- Photovoltaic solar panel to generate electricity using natural sunlight
- Solar powered immersion to supplement hot water heating system
- Concrete insulated ground floors.
- Moulded skirting & architrave Panelled 'regency' internal doors.
- Raised sloping ceilings with roof windows over living & dining area.
- Fitted Kitchen.
- Fitted Wardrobes.
- Wall tiling to Kitchen & Bathrooms.

### **Maintenance free Exterior.**

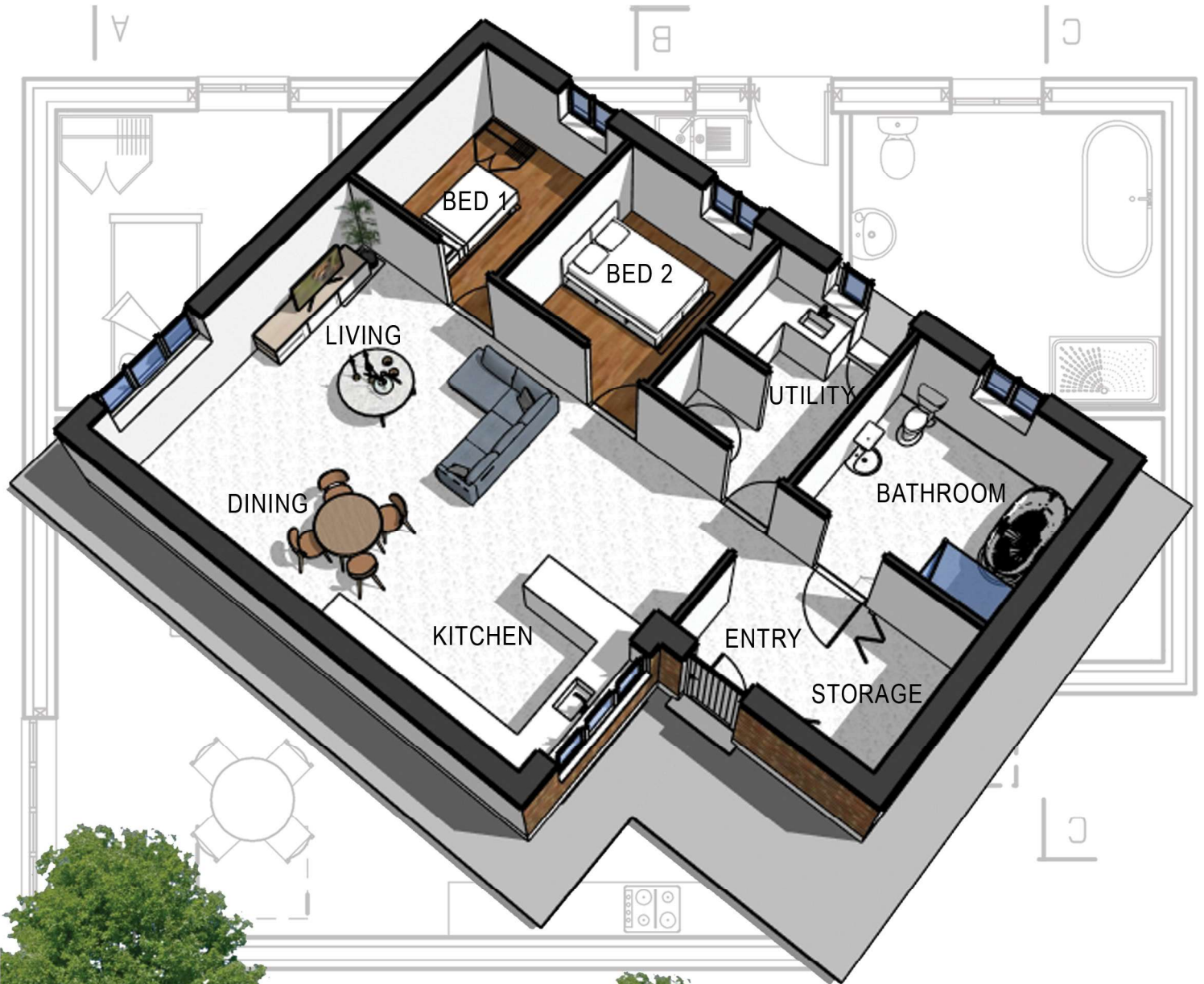
- Choice of Solid block or Timber Frame or ICF concrete construction.
- Clay red brick in front elevation.
- Dry dash plaster external finish.
- Concrete slate tile roof.
- PVC fascia & soffit.
- High Performance D/G UPVC windows.
- High Performance PVC external doors.
- Grass back gardens.
- Traditional or paved front driveway

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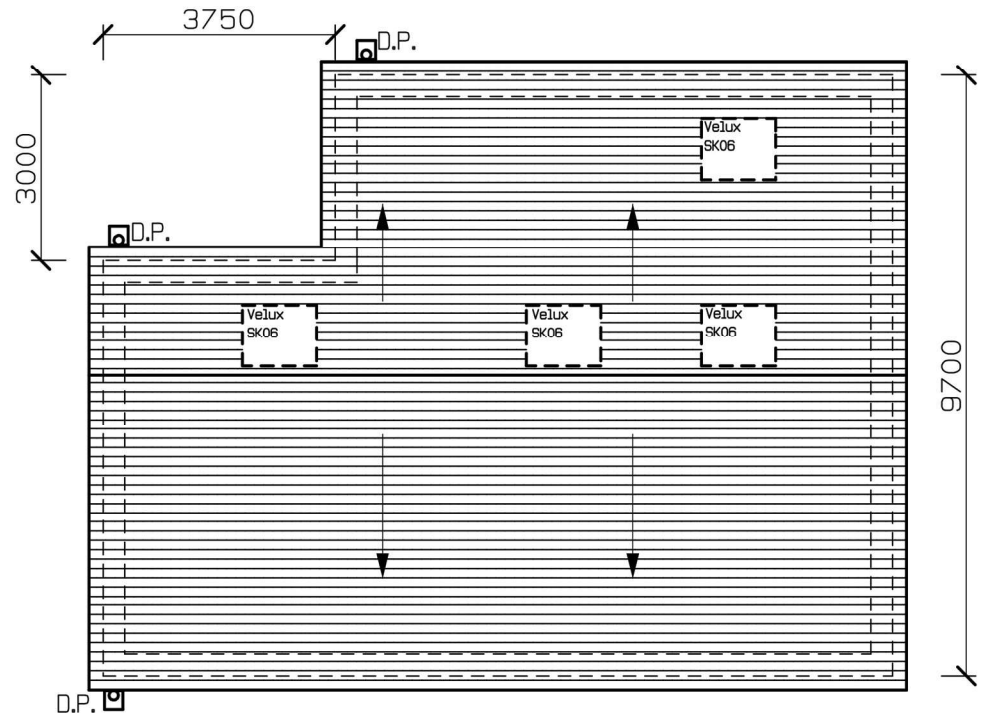




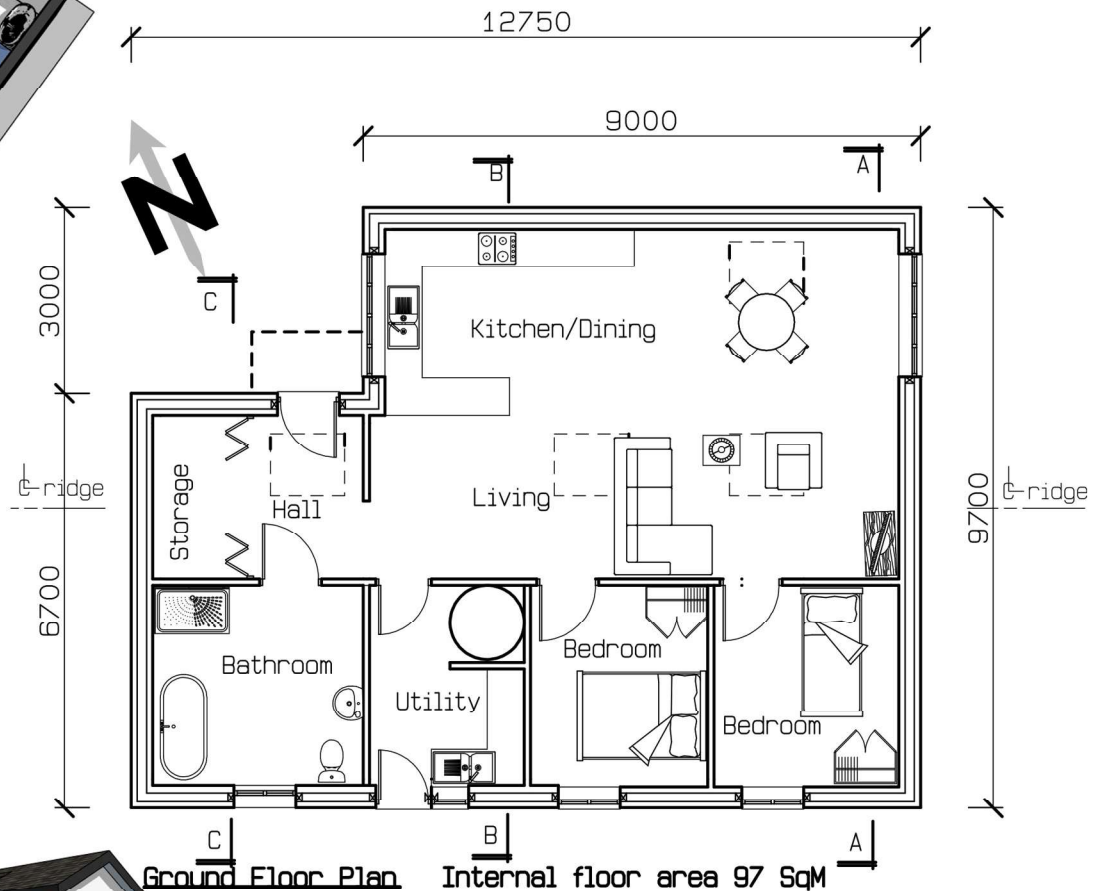
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1050sq ft (97 sq M)  
house with a private  
garden and two parking  
spaces.



**Roof Plan**



**Ground Floor Plan**

Internal floor area 97 SqM



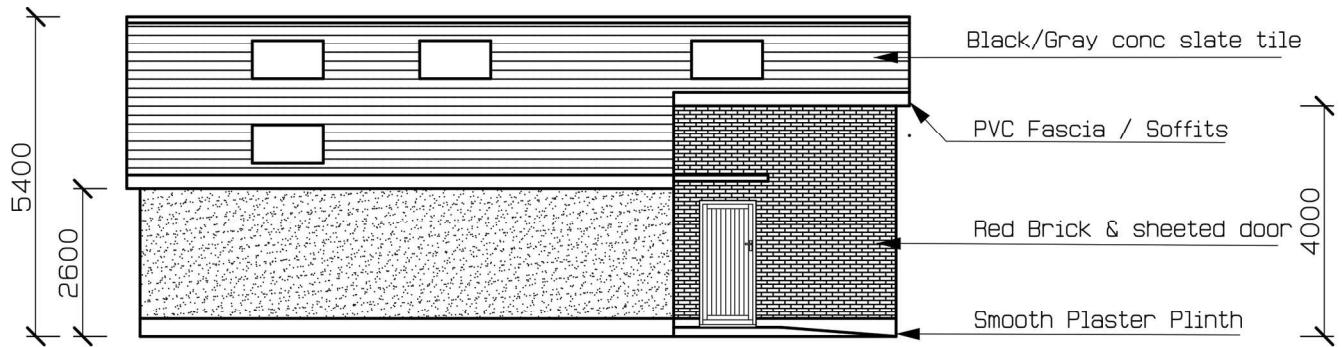
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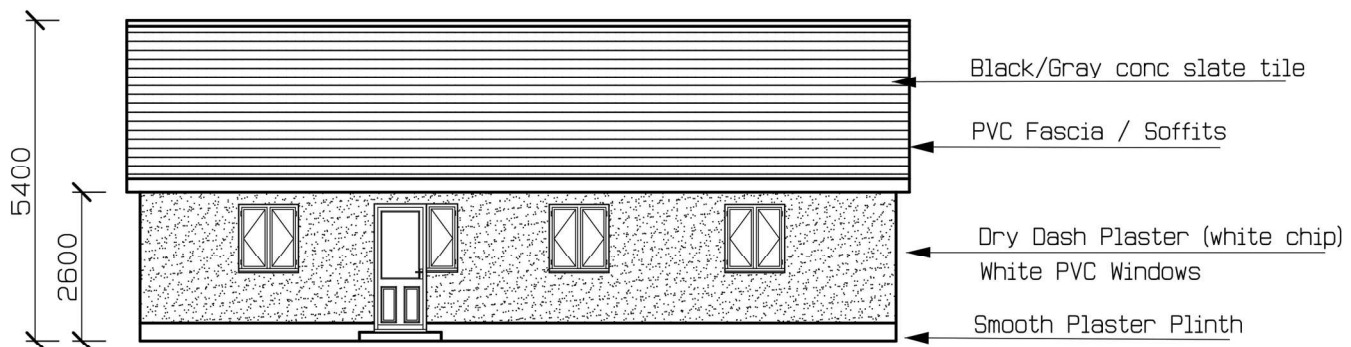


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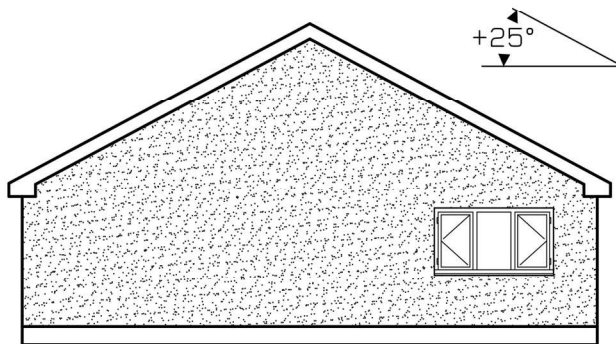
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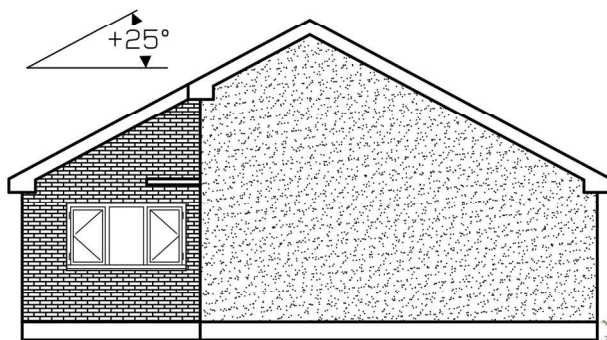
**Side (North) Elevation**



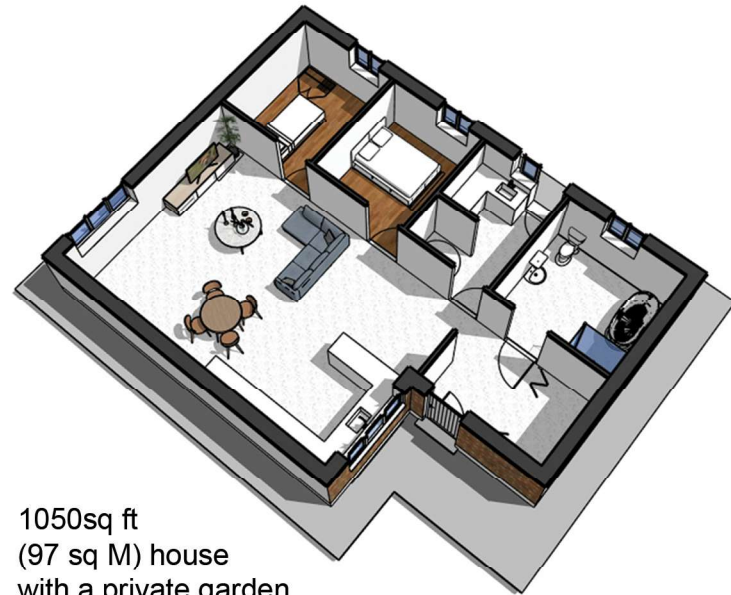
**Side (South) Elevation**



**Rear (East) Elevation**



**Front (West) Elevation**



1050sq ft  
(97 sq M) house  
with a private garden  
and two parking spaces.



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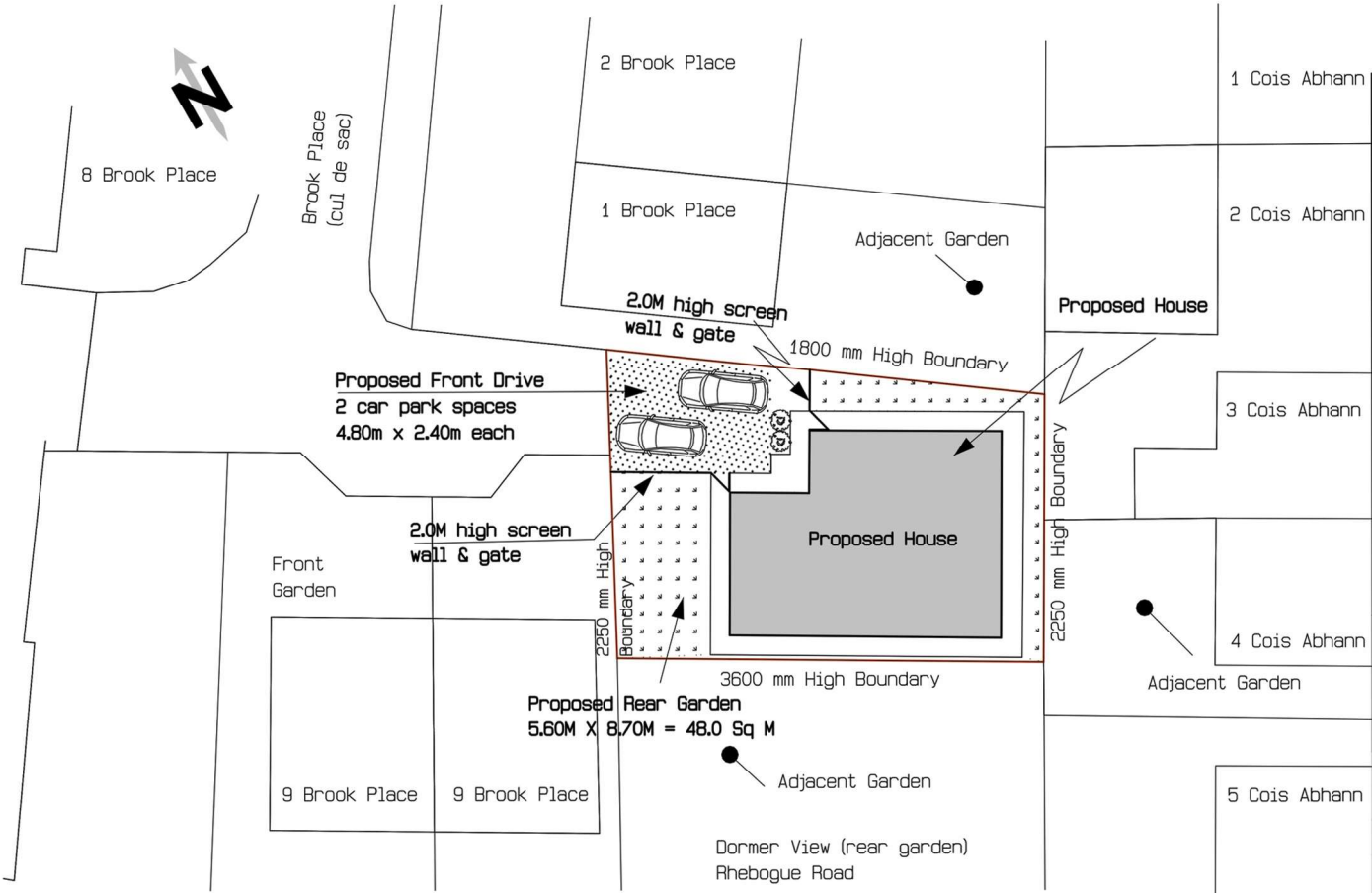
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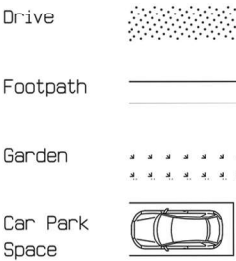
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Proposed Site Layout scale 1/200

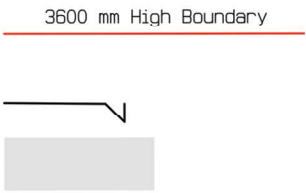
## Legend



Site Boundary Walls

Timber Gate / Fence

Proposed Dwelling House



Item	Area Sq Metre
Proposed Site	280
Proposed House (Ext footprint)	110
Proposed Front Drive	48
Proposed rear Garden/ paths	122

## SITE PLAN



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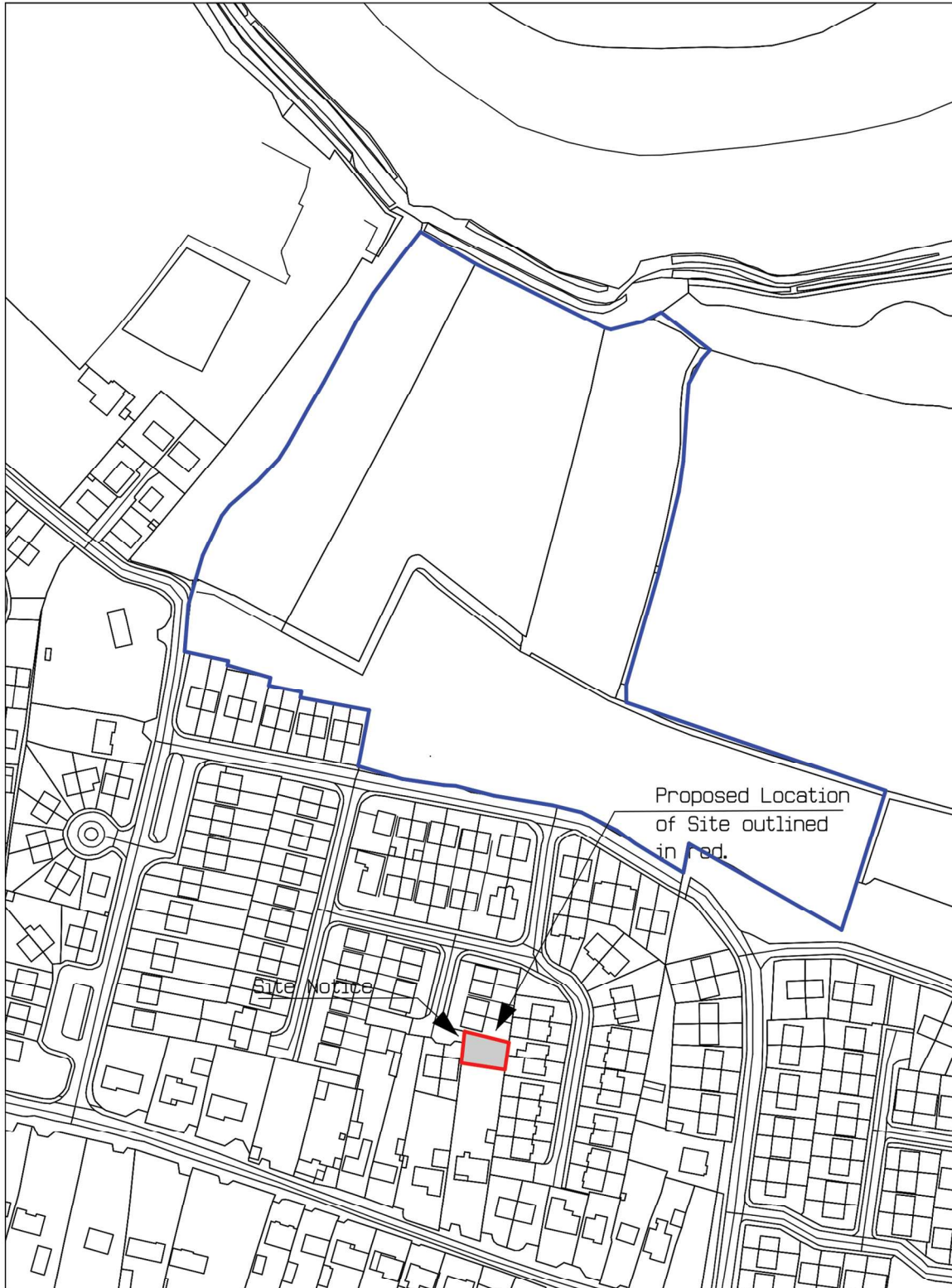
Site Location Map

2021/01/P01

Surveyed 1976  
Revised 2007  
Levelled 1975

## Urban/Rural PLACE Map

ITN CENTRE PT COORDS  
559878, 657527



DESCRIPTION  
DESCRIPTION

MAP SHEETS  
1 : 1000  
4682-25

1: 2500  
4682-D  
4683-C

C Ordnance Survey Ireland 2008



Scale:- 1:2,500  
Scale:- 1:1,000

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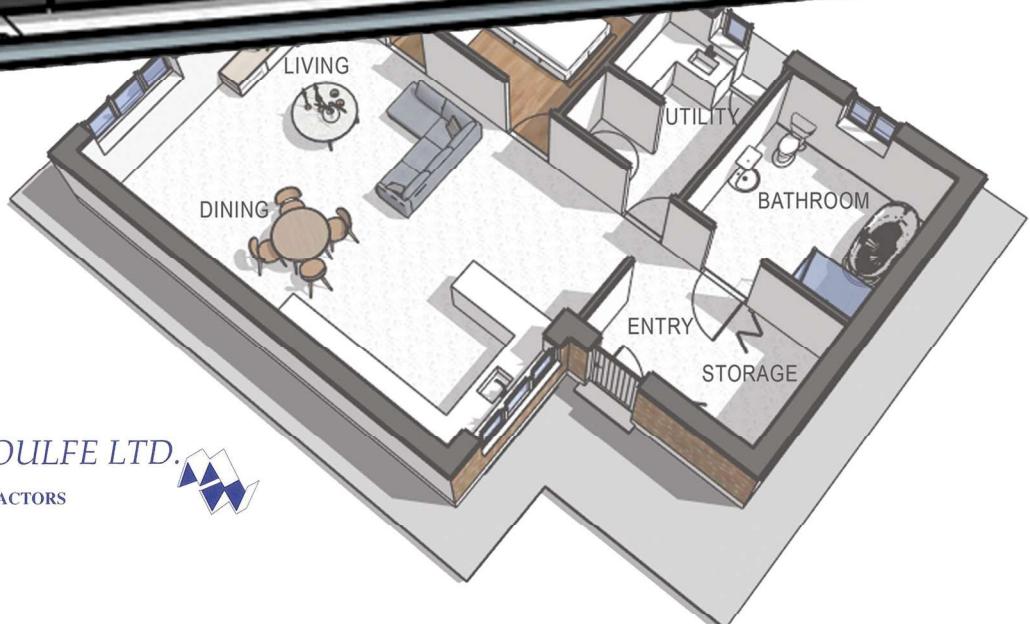
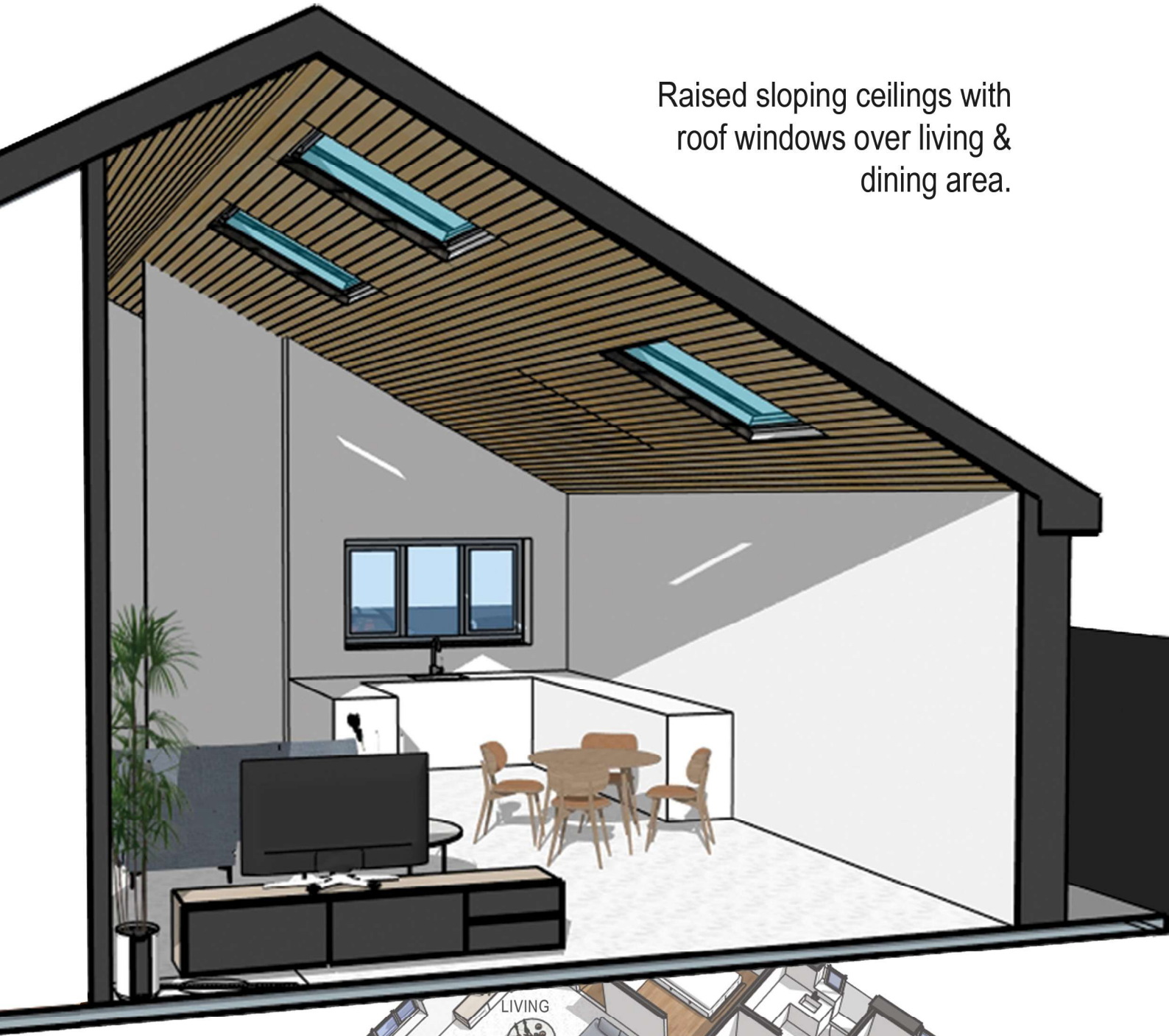
Plot Ref.Ref 013066576\_01  
Plot Date 15 May 2008



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Raised sloping ceilings with  
roof windows over living &  
dining area.



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