

# Clare Road

ENNIS, CO. CLARE



Boundary line is indicative and is for information purposes only

**FOR SALE BY PRIVATE TREATY**

- High profile development opportunity • Largest town in Munster
- Prime site of 5.75 Hectares (14.2 Ac) • Zoned mixed-use



## EXECUTIVE SUMMARY



A centrally located Retail/ Commercial/Residential mixed-use development opportunity in Ennis



Existing greenfield site, extends to approx. 5.75 Hectares (14.2Ac)



The site is zoned as “mixed-use” in the Clare County Development Plan 2023-2029

### LOCATION

This high-profile site is superbly located just 1.2kms south of Ennis Town Centre, the largest town in Munster with a population of 26,000 persons and forecasted to grow to 37,000 by 2040. Clare has a current population of 128,000 persons.

The site has excellent road frontage onto Clare Road, the main approach road to Ennis Town Centre from Limerick and the M18/N85 Motorway Network.

With a strategic location for a considerable mixed-use scheme, the site has excellent access to Ennis Town Centre as well as significant infrastructure in place which would promote a mixed use development including bulky goods retail with significant scope for other commercial/hospitality/residential uses.

Most of the immediate area is mixed in character comprising top quality residential developments and several pre and post primary schools in the vicinity.

The subject site represents an enormous opportunity to expand Ennis’s offering.

### DESCRIPTION

The subject site extends to approximately 5.75 hectares (14.2 acres).

The site has a frontage of approximately 48 metres to the west side of Clare Road, which is the main Ennis to Limerick Road.

The land has a return frontage of approximately 155 metres to the south side of Tobarteascain Road. Most of its southern and eastern boundary is shared with the existing Abbey Court/Abbeyville residential developments.

The neighbourhood is well serviced by bus routes and Ennis Bus & Train Station is located just 1.3km north.

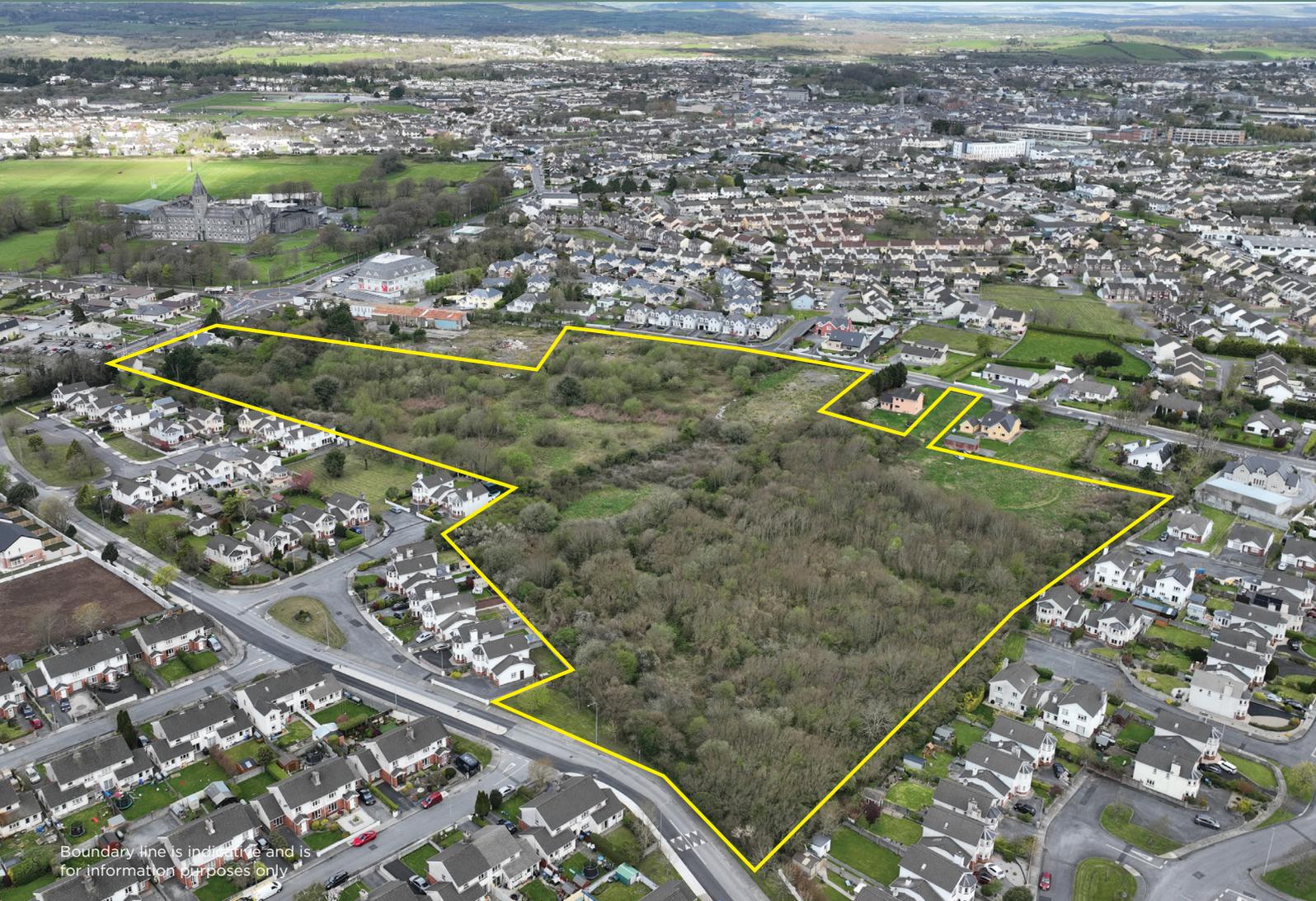
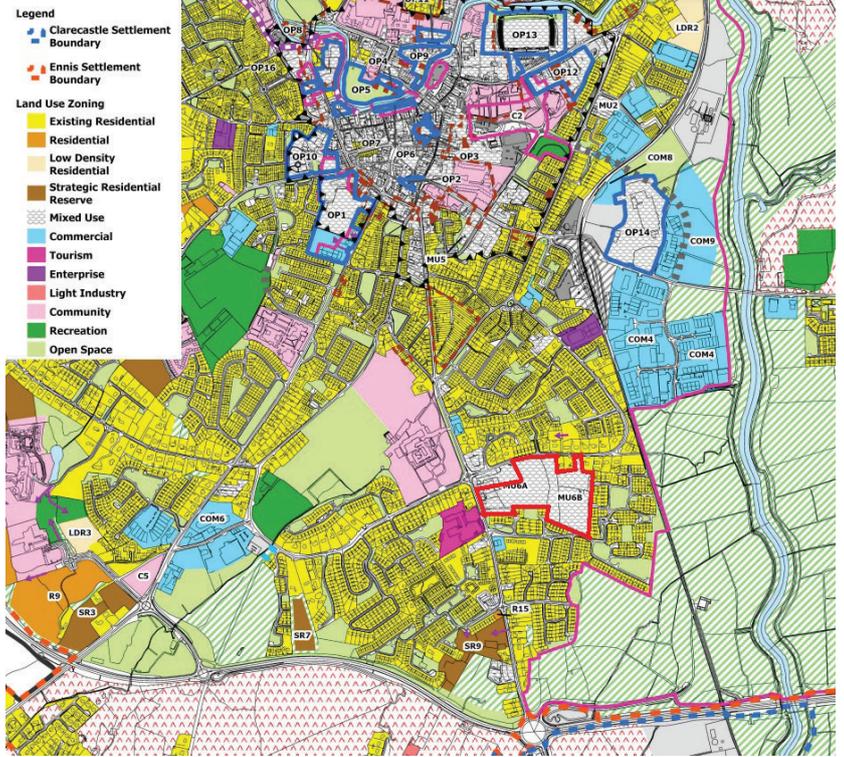
Part of the original site has been acquired by Lidl, who received a successful grant of planning permission (Reference No. 2233) from Clare County Council earlier this year.

## CLARE COUNTY DEVELOPMENT PLAN 2023 - 2029

Under the Clare County Development Plan 2023 - 2029, the subject site is zoned mixed-use.

Under the plan, MU6A is geared towards a neighbourhood centre together with other uses including hotel and office accommodation.

MU6B is appropriate for a mix of commercial uses including bulky goods retail.



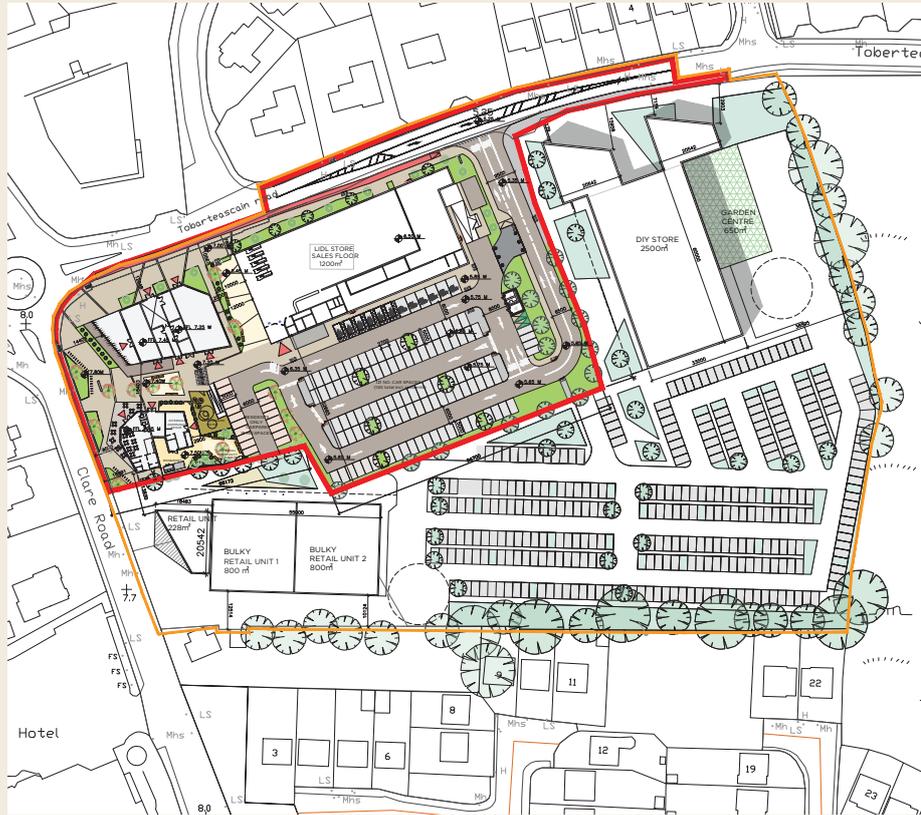
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Lidl have obtained planning permission from Clare County Council (Planning Ref: 2233) on the adjoining land MU6A. The planning permission provides for a Lidl food store, 2 retail shops, 20 apartments and cafe.

This planning was granted in February 2023, and provides a recent precedent for a mixed-use scheme (with a construction cost in excess of €20M), adjacent the subject site, 14.2 acres of mixed-use lands. We have a proposed feasibility study that would complement the current granted planning permission outlined in red.

As part of the Lidl application, the above site map highlights approx 9.88 acres of the subject site as part of an overall master plan. This master plan identifies potential for a DIY store/garden centre of 3150 sq m, 2 bulky retail units of 1600 m and a smaller retail unit.

Given the sites strategic town centre location a mixed-use development incorporating bulky retail goods, hospitality and commercial uses with potential for residential overhead would be considered on the subject site.



## FURTHER INFORMATION DATA ROOM

For access to the Data room, please contact either of the joint agents.

## METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

## TITLE

It is understood that the property is held in freehold.

## BER RATING



## SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

## SALES AGENTS



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