



Annaholty, Birdhill, Co. Tipperary



1 Northwest View
Scale:



2 Southwest View
Scale:



3 Northeast View
Scale:



4 Southeast View
Scale:

		<p>IMPORTANT NOTE: This is a planning application only. It does not constitute a guarantee of any kind and is not intended to be used as a basis for any financial or other decision. The applicant accepts full responsibility for the accuracy of the information provided.</p>	REV:	DATE:	DETAILS:	PROJECT: NEW DWELLINGS AT ANNAHOLTY, BIRCHILL, CO. TIPPERARY SCALE: DATE: DEC 2023	DRAWING CODE: PLANNING PROJECT No. & DES. TITLE
			NO:	DATE:	NO:		

1 View from Road

2 View from House 1

3 View from House 4

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Price on Application
€400,000

Prime development site with full planning approved for the construction of four detached houses.



GVM announce to the market and for sale by private treaty, a prime development site with the benefit of full planning permission approved for the construction of four quality detached homes.



This is a truly excellent opportunity to acquire a "shovel ready" site positioned on the old Dublin Road just a short distance from the picturesque and hugely popular village of Birdhill, and just 15 minutes drive from the University of Limerick, Plassey Technological Park, The Motorway and Limerick City. The lakeside town of Ballina/Killaloe is also within very easy reach offering tremendous local shopping, dining, educational and sporting amenities.

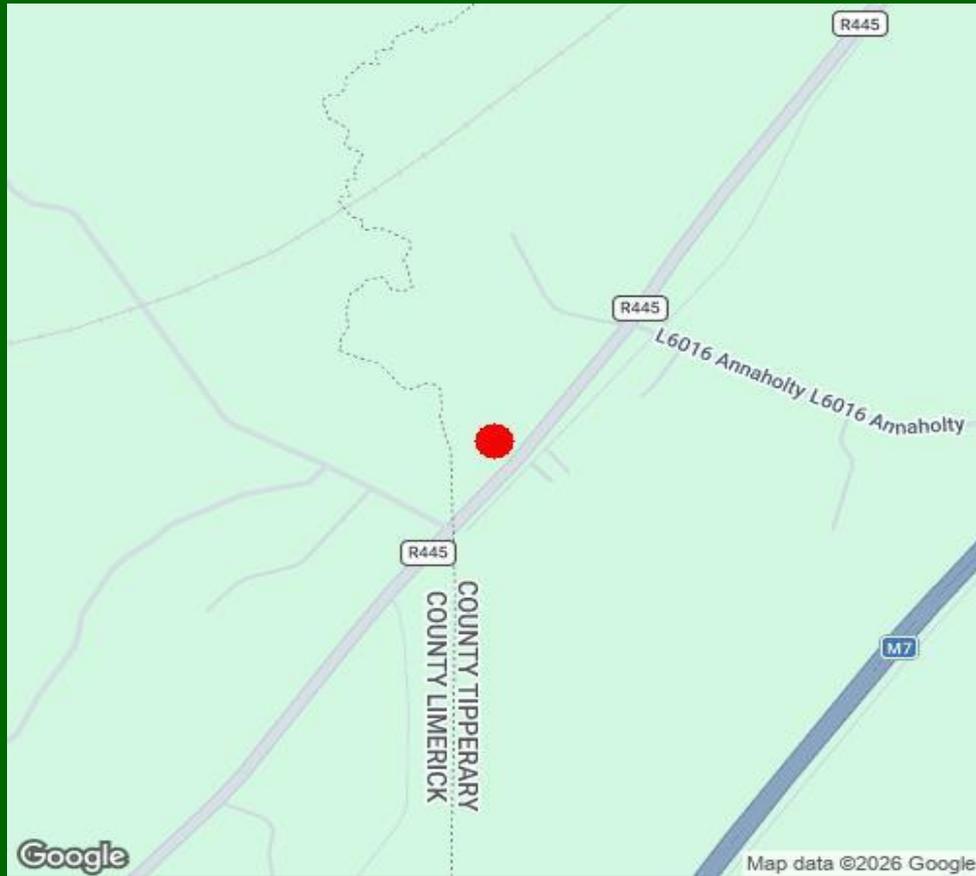
New detached homes in this locality are sure to attract much interest from discerning purchasers. Excellent design and layout. Houses extend to Circa 167 sq. metres.

The site is compact and ideally suited to a builder/developer with an interest in delivering quality homes in an unrivalled location.

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Features:

- Very compact and easily developed site
- Top class location just 15 minutes from Limerick City
- Shovel ready with planning approved for four detached houses
- No Part V
- Houses should realise good prices given the very strong location
- Public transport nearby



Property Directions:

Enter Eircode V94 X8D9. (Part of McGills Garden Centre).

Agent Information:

Contact :- Tom Crosse

Mobile :- 087-2547717

Email :- tomcrosse@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



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