

**DEVELOPMENT LAND
C. 7.00 HECTARES (17.29 ACRES)**

**DEVELOPMENT LAND,
ADARE, LIMERICK.**

POWER
& ASSOCIATES

FOR SALE BY - EXPRESSIONS OF INTEREST



- Opportunity to acquire a large town centre development site which extends to approximately 7.00 hectares (17.29 acres).
- Strategic landholding suitable for a large-scale residential development (SPP).
- Located within Adare Town Centre and accessed off the N21 Limerick to Tralee Road.
- Primarily zoned "Residential Development Area Phase 1" under the Adare Local Area Plan 2015 to 2021.
- Located in proximity to the newly refurbished Adare Manor Hotel & Golf Resort.

tel: +353 61 318 770

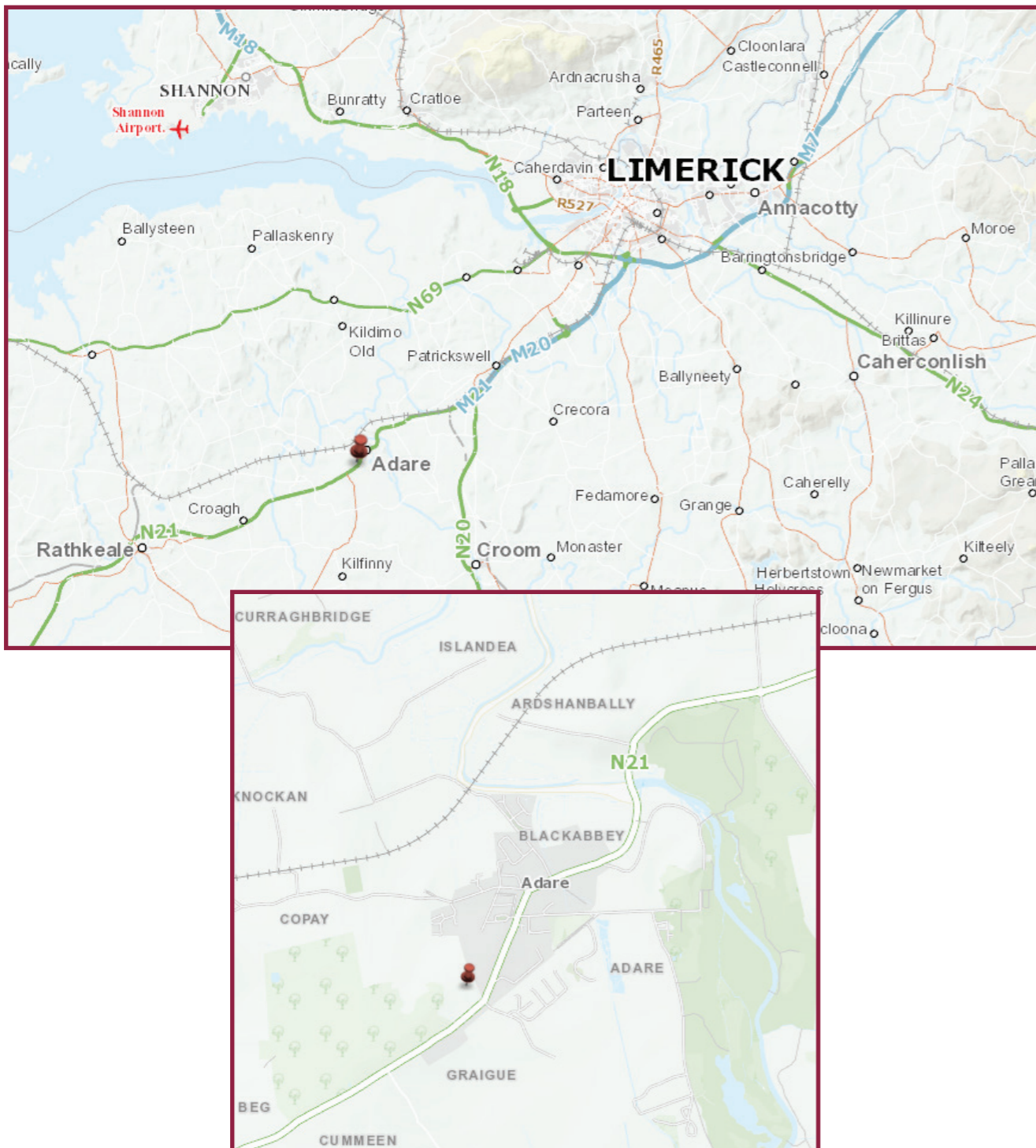
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LOCATION

Adare is located circa 18km west of Limerick City on the N21 Limerick to Tralee road. Adare Town is easily accessible and is situated approximately 6km southwest of the N20, main Limerick to Cork road and 16km from the M7 Dublin to Limerick motorway.

Adare is a designated heritage town and tourist centre which offers a variety of historic and picturesque buildings and attractions. Adare town has a population of 1,129 (Census 2016). The main focal point of the village is the five-star luxury resort of Adare Manor Hotel & Golf Resort which has re-opened recently following major refurbishment over the last two years.

Adare's main street offers a wealth of amenities such as boutiques, restaurants, bars, craft shops, hair and beauty, bank and credit union, post office, Heritage Centre and a beautifully laid out Park with the benefit of walks and pathways. Public transport is readily available providing access to Limerick City Centre, Newcastle West, Tralee, etc.



DESCRIPTION

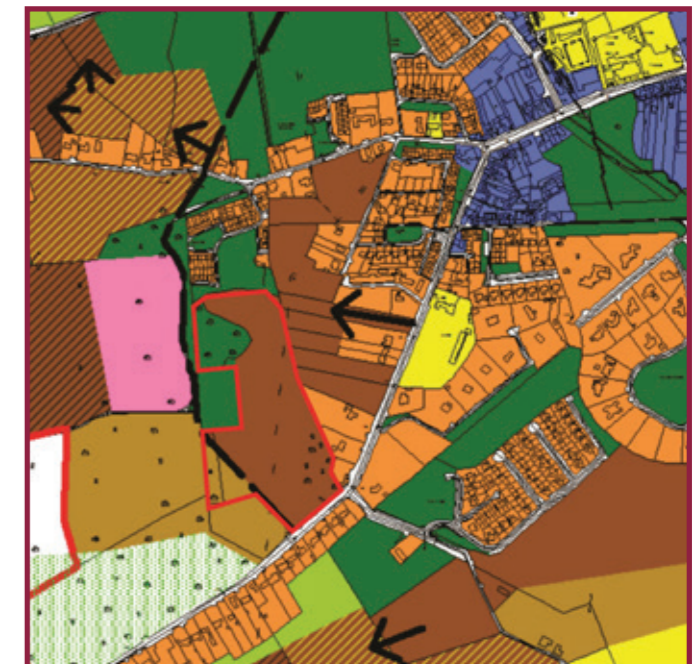
The subject lands comprise an exclusive residential development opportunity extending to approximately 7.00 hectares (17.29 acres) with frontage onto the N21, Limerick to Tralee Road. The lands comprise a greenfield development site with the majority of the lands being located in an area zoned "Residential Development Area Phase 1" under the Adare Local Area Plan 2015 to 2021. The lands would be suitable for a large-scale residential development (subject to a grant of planning permission).

Overall, the lands benefit from a high-profile location and are situated on a busy thoroughfare through Adare Town. The immediate surrounding area is primarily residential in land use, with all local services and amenities being located with Adare Town Centre which is within easy walking distance of the subject lands.



ZONING:

The subject lands have a mix of zonings with the majority of the lands being located within an area zoned 'Residential Development Area Phase 1' under the Adare Local Area Plan 2015 to 2021. The balance of the lands are zoned a mix of 'Residential Development Area Phase 2' and 'Open Space & Recreation'.



SITE AREA:

We understand the lands comprises a site area of approx. 7.00 hectares (17.29 acres).

TENURE:

The site is held with Freehold Title.

GUIDE PRICE:

On Application.

BER:

Exempt.

VIEWING:

By appointment with the sole selling agents Power & Associates.

CONTACT:

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Disclaimer Policy:

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PSRA Licence No. 001297



• Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

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