

REA

EOIN DILLON



DEVELOPMENT SITE IN TOOMEVARA VILLAGE

FOR SALE BY PRIVATE TREATY

Mill Yard,
Coolkereen,
Toomevara,
County Tipperary

AMV € 150,000

DESCRIPTION

Prime development opportunity in village centre location in Toomevara

- Site extends to approx. 0.43 acres (0.174 hectares).
- Zoned for residential use under the Tipperary County Development Plan.
- Pre planning consultation held for development of 6 dwellings.
- Mains water and sewerage available nearby (subject to connection).

An excellent infill development site located at the Old Mill Yard in the heart of Toomevara. This compact parcel offers excellent potential for a high quality residential scheme comprising up to 5-6 houses, subject to planning permission or alternatively 1-2 high end detached houses.

A pre planning meeting with Tipperary County Council (Ref: PP/10739) confirmed support in principle, subject to addressing matters including design, layout, flood mitigation, footpath connectivity, and appropriate density.

This site is ideal for a home owner, small scale builder, housing association, or investor seeking a manageable project in a growing rural village.

VIEWING

By Appointment only:

Negotiator: Eoin Dillon

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Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

