

# Superb Development Opportunity

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C.49 ACRES AT CLONCANANE,  
OLD CRATLOE ROAD, LIMERICK

FOR SALE BY PRIVATE TREATY

## SALE HIGHLIGHTS 🔍

- ▶ Superb Residential Development opportunity on the Old Cratloe, Road, Limerick.
- ▶ Site extends to approximately c.20 Hectares (49.4 acres).
- ▶ The site benefits from primarily Residential Zoning.
- ▶ Within close proximity of Limerick City centre, Limerick Institute of Technology & Thomond Park.
- ▶ Potential to develop a high-quality mixed-use residential scheme (S.P.P)
- ▶ Has the potential to be purchased in separate Lots.

## LOCATION MAP 📍



## THE OPPORTUNITY

Sole selling agent Savills is delighted to offer for sale this superb residential development opportunity on the Old Cratloe Road. The property comprises a number of separate lots that extend to a total of c.49 acres. The entire comprises of four greenfield sites superbly located within close proximity of Limerick City Centre, Jetland Shopping Centre and Limerick Institute of Technology. The opportunity now exists to acquire the entire landholding, or it can be purchased in certain Lots.

## LOCATION

The subject properties are located along the Old Cratloe Road, approximately 4.5 km east of the N18 and approximately 4km north west of the O'Connell Street, the retail core of Limerick City. The lands themselves are in close proximity to the existing Limerick Institute of Technology Campus, with the Coonagh Cross Campus also located a short distance away from the subject lands. The surrounding area is a mix of commercial and residential and institutional activity. The Jetland Shopping Centre, Tesco at Coonagh Cross and a number of both mature residential areas as well as student accommodation such as Thomond Student Village and Cratloe Student Village are in close proximity to the subject lands, with some parcels adjoining the existing student villages aforementioned.

The location offers excellent access to and from the city centre and ease of access to both the M20 & M7 which connects the property to Cork & Dublin respectively.

## DISTANCE FROM PROPERTY

<b>Limerick Institute of Technology</b>	<b>2km</b>
<b>Thomond Park</b>	<b>2km</b>
<b>Shannon Airport</b>	<b>22km</b>
<b>M7 &amp; M20</b>	<b>7km</b>
<b>University Hospital Limerick</b>	<b>7km</b>
<b>Limerick Colbert Train Station</b>	<b>4.5km</b>
<b>O'Connell Street</b>	<b>4km</b>
<b>University of Limerick</b>	<b>8km</b>

## EMPLOYMENT BASE

Limerick offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell, Analog Devices and Intel are based in Limerick while the arrival of Regeneron, Biopharma and Ethicon Biosurgery in 2014 boosted an already strong Life Sciences sector that features Johnson & Johnson, Zimmer, Stryker and Cook Medical.

Other large employers expanding in the city include KEMP Technologies and Northern Trust.



## DESCRIPTION

The subject property comprises of two separate parcels of land that are located in Clonconane, on the Cratloe Road. The two lots are split by the Old Cratloe Road, with the entire landholding greenfield with topography generally level throughout. Information on each lot is set out below:

### LOT 1

11.3 Ha (27.92 acres) irregular greenfield landholding comprised of three separate parcels of land. The lands benefit from extensive frontage on to the Old Cratloe Road. The entire has mixed zoning objectives that consists of a) 24.46 acres zoned as 2A Residential, b) 1.729 acres zoned as Neighbourhood Centre and c) 1.729 acres zoned as Public Open Space.

### LOT 2

8.7 Ha (21.49 acres) irregular shaped greenfield site that has frontage on to the Old Cratloe Road. Located adjacent to the existing residential estate of Willow Grove, the entire is zoned as 2A Residential.

## LEGEND

- ① Thomond Park
- ② Limerick Institute of Technology
- ③ Limerick City
- ④ Clayton Hotel
- ⑤ Gaelic Grounds
- ⑥ Ennis Road Retail Park
- ⑦ Jetland Shopping Centre
- ⑧ Tesco









## ZONING

Under the Limerick City Development Plan 2010 – 2016 (extended) the land is zoned as follows;

### 2A RESIDENTIAL

Objective of which is to provide for residential development and associated uses.

### 5C NEIGHBOURHOOD CENTRE

Objective of which is to protect, provide for and/or improve the retail function of neighbourhood centres and provide a focus for local services.

### 6A PUBLIC OPEN SPACE

Objective of which is to retain all land dedicated for public open space.

The location offers excellent access to and from the city centre and ease of access to both the M20 & M7 which connects the property to Cork & Dublin respectively.



## LEGEND

	1 (A, B, C) City centre Area		5B District Centres
	2A Residential		5C Neighbourhood Centres
	2B Education, Community & Cultural		5D Local Centres
	4A Light Industrial		6A Public Open Space
	4B General Industrial		6B Sports Grounds
	5A Mixed Use		7 Agricultural

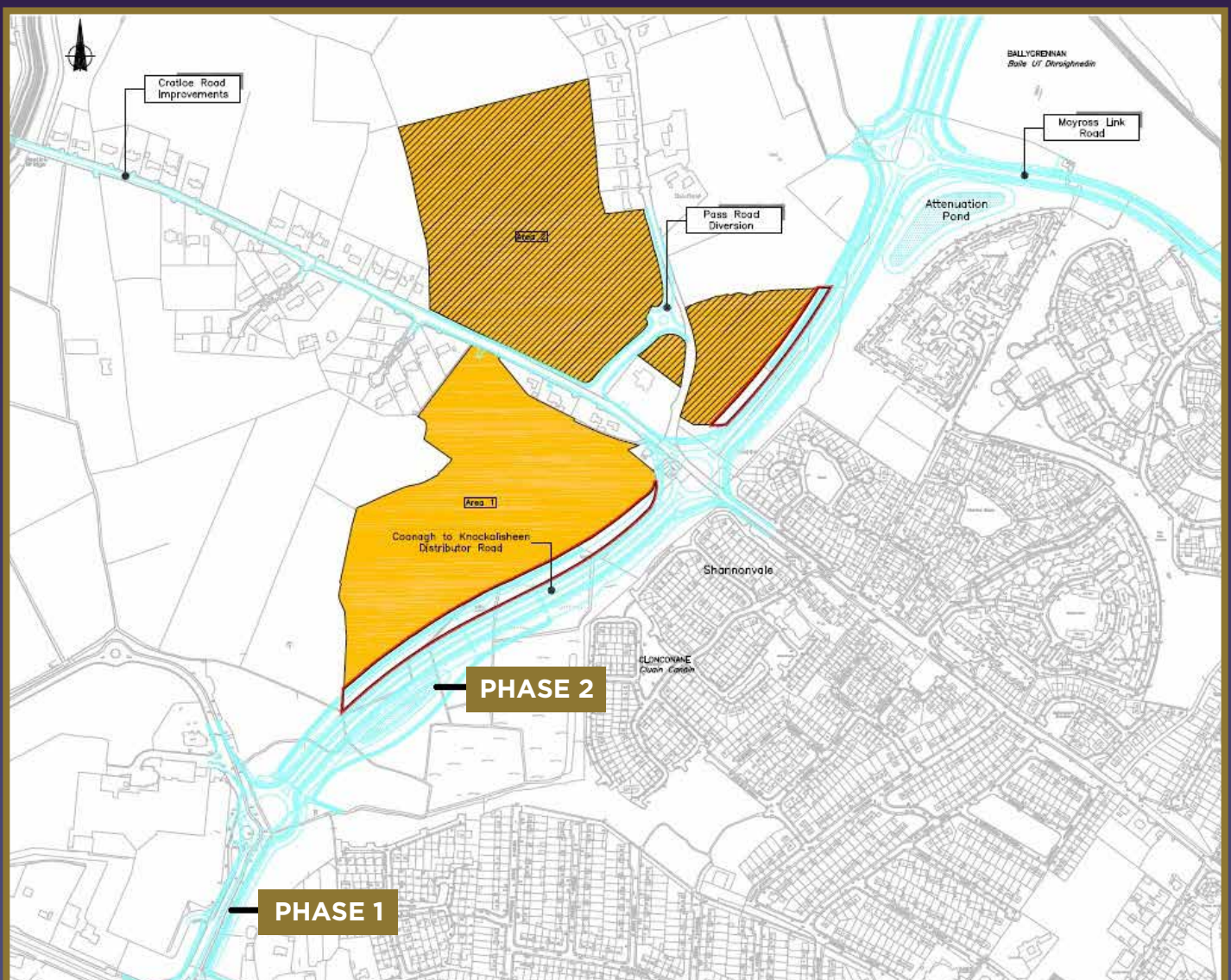
# LIMERICK NORTHERN DISTRIBUTOR ROAD

## PHASE 1

Phase 1 of the overall Limerick Northern Distributor Road (LNDR) is now complete (Coonagh Roundabout & beyond Tesco). Advance earthworks have been completed in preparation of Phase 2 which will link the completed section to the Old Cratloe Road.

## PHASE 2

The works for Phase 2 have gone to tender (February 2020) with a contract due to be awarded in Aug / Sept 2020. This stage of the scheme is expected to be on site in Q4 of 2020 with a 30 month programme for the overall works.





## METHOD OF SALE

The property is being offered for sale by Private Treaty with potential to purchase in one or more lots.

## TITLE

Assumed Freehold

## PRICE

On Application

## FURTHER INFORMATION

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, services report, planning report, title information, the contract for sale & details of the bidding process.

## SOLICITOR

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## SELLING AGENTS



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