

PRIME RESIDENTIAL DEVELOPMENT LAND

MONALEEN

Castletroy, Limerick



BID DATE TUESDAY 13TH NOVEMBER 2018 (UNLESS PREVIOUSLY SOLD)

CASTLETROY GOLF CLUB

CASTLETROY SHOPPING CENTRE

UNIVERSITY OF LIMERICK

CASTLETROY COLLEGE

NATIONAL TECHNOLOGY PARK



M7

SALE HIGHLIGHTS

- Located in one of Limerick's most sought after residential addresses
- The site extends to approximately 9.23 hectare (22.8 acres)
- The site is zoned "Residential Development Area" in the Draft Castletroy Local Area Plan 2019 – 2025
- Within close proximity of Castletroy Shopping Centre, Castletroy College, Odeon Cinema, Castletroy Golf Club & the University of Limerick
- Potential to develop a high quality residential scheme (SPP)

THE OPPORTUNITY

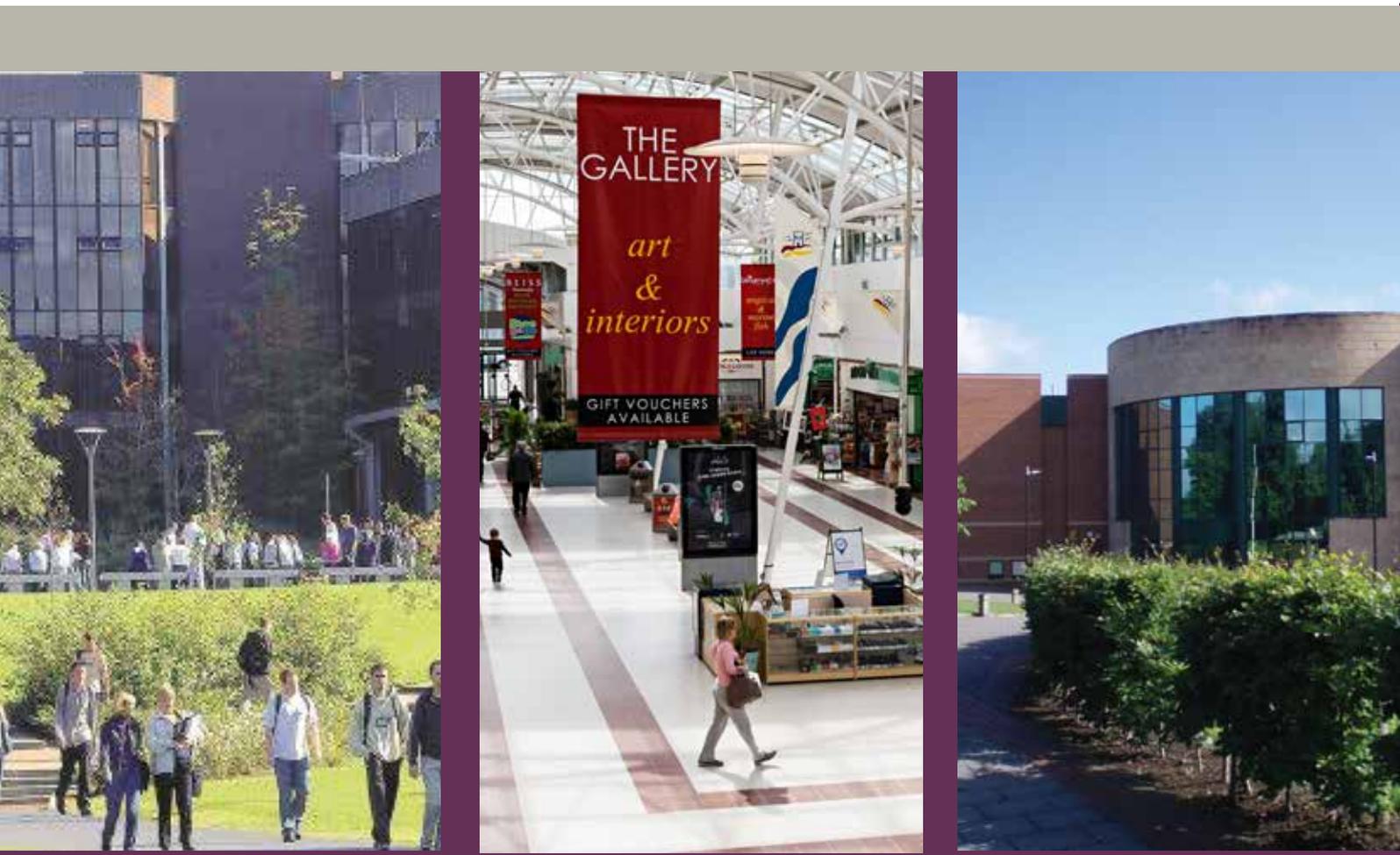
Sole selling agent Savills is delighted to offer for sale this superb residential development opportunity in one of Limerick's most desirable residential locations. The property comprises a c.22.8 acre greenfield site superbly located adjacent Castletroy College and directly opposite the popular Bloomfield development. The opportunity now exists to acquire this prime residential development site in a proven sales location that has long been regarded as one of Limerick's most sought after residential addresses.

LOCATION

The subject property is located north of the M7, Limerick to Dublin Motorway, approx. 6.5kms east of Limerick City centre and immediately adjacent Castletroy College. The surrounding area is predominantly residential in character with mature residential estate type developments such as Hazel Hill, Bloomfield and Glenside all located nearby. Commercially, the area is well serviced by Castletroy Shopping Centre which is home to McDonalds, Super Valu, Hook & Ladder, Starbucks, Meadows & Byrne and the Odeon Cinema. The University of Limerick which has over 13,000 students is also located a short distance to the north.

DESCRIPTION

The subject property comprises an undeveloped greenfield site extending to approximately 9.23 hectares (22.8 acres) in total. The site is largely regular in configuration and is generally flat throughout. The site is currently laid out in grass and is bound by the mature residential estate of Woodhaven to the north and Castletroy College to the east. The popular Bloomfield development is located immediately adjacent to the south. Mature trees and hedgerows act as natural boundaries and providing a private and secluded setting.





ACCESSIBILITY/TRANSPORT

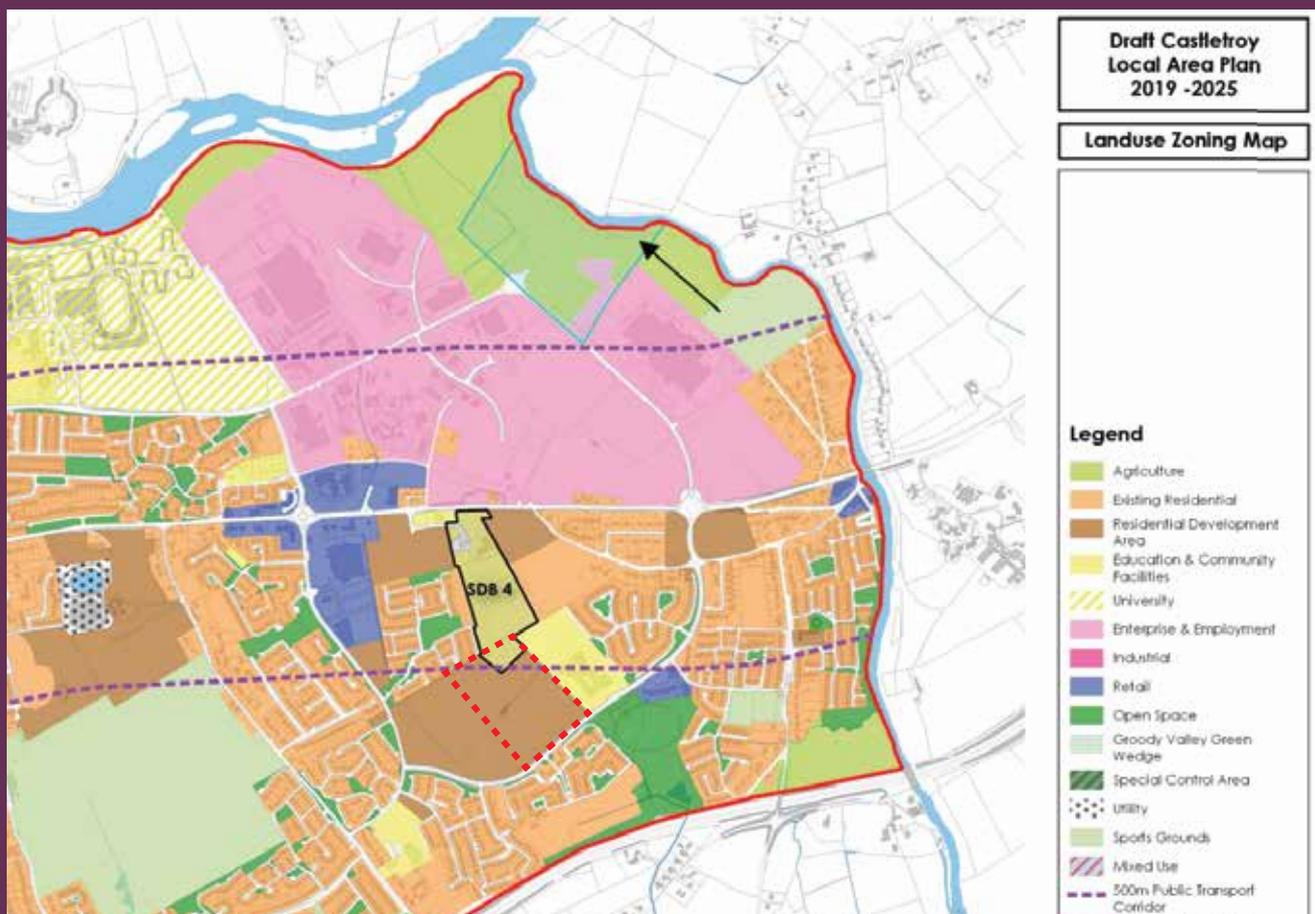
M7 – located a short distance to the south and provides ease of access to Shannon to the west and Nenagh to the north west.

Local Bus – bus stop located immediately adjacent the site with the 304A service operating every 30 minutes to and from the cite centre.

Limerick Colbert Train Station – 6.5kms to the east and offers daily routes to Dublin, Cork & Galway.

ZONING

Under the Draft Castletroy Local Area Plan 2019 – 2025 the land is zoned “Residential Development Area.”



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METHOD OF SALE

The property is being offered for sale by Private Treaty with Best Bids invited by Tuesday 13th November 2018 (unless previously sold).



TITLE

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, planning report, title information, the contract for sale & details of the bidding process.

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