



**FOR SALE BY PRIVATE TREATY**

**COMMERCIAL LANDS FOR SALE**

**LANDS OF C. 23 ACRES,  
SHANNONSIDE BUSINESS PARK,  
BIRDHILL,  
CO. TIPPERARY.**

**PRICE: €3,220,000**



## LOCATION

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The subject lands are located within Shannonside Business Park with access off the Ballina / Killaloe Road (R494). Shannonside Business Park is located C. 1.2 kms North East of Birdhill Village and the M7 Motorway.

Limerick City is the capital of the mid west region and is located approximately 210 km. south west of Dublin City and 100 km. north east of Cork City. The subject lands are located 24km from Limerick City Centre.

With the completion of the R494 upgrade and improvement scheme the subject land are readily accessible from the M7 Motorway via junction 27.

## DESCRIPTION

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The subject lands are situated to the rear of the existing business park comprising of a site area of approximately 23 acres of which we have been advised planning permission Ref. No. R11510205 was granted on 10.4 acres for 6 industrial units comprising of a total area of 79,168 sq. ft. This was subsequently extended and has now lapsed. We have been advised there is an existing Treatment Plant and Sub Station on this site.

## KILLALOE BYPASS

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The Killaloe Bypass includes a Shannon Bridge crossing and R494 improvement scheme has now been completed. This includes a western bypass of Killaloe, a new bridge crossing of the River Shannon and an upgrade of the R494 regional road from Ballina to Birdhill. The entire scheme is approximately 6.2 km. The upgrades of the R494 road has provided a much improved access and road network to the subject lands.





## SPECIAL FEATURES

Shannonside Business Park is currently developed to the front with 6 existing units which are used for various commercial and industrial uses.

Site area for sale of approximately 23 acres.

F.P.P. previously existed for six units comprising of 79,168 SQ. FT. on 10.4 acres of the total 23 acres.

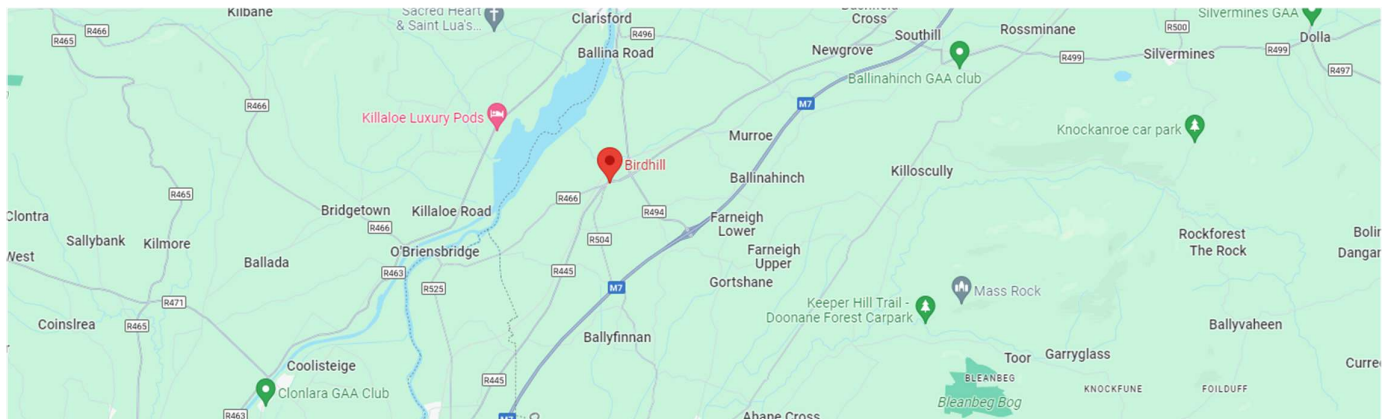
Located C. 1.2 kms North East of Birdhill village on the Ballina / Killaloe Road.

Direct access onto the M7 Motorway via the Birdhill intersection.

Birdhill substation: We have been advised that the substation can supply any amount of power that a specific user may require.

Connectivity - We have been advised that this area is guaranteed a 1 GB download speed.

Killaloe Bypass – this includes a Shannon Bridge crossing and R494 improvement scheme which is now completed.



## PROPOSED ACCOMMODATION

Full Planning Permission was granted and has now lapsed for the following

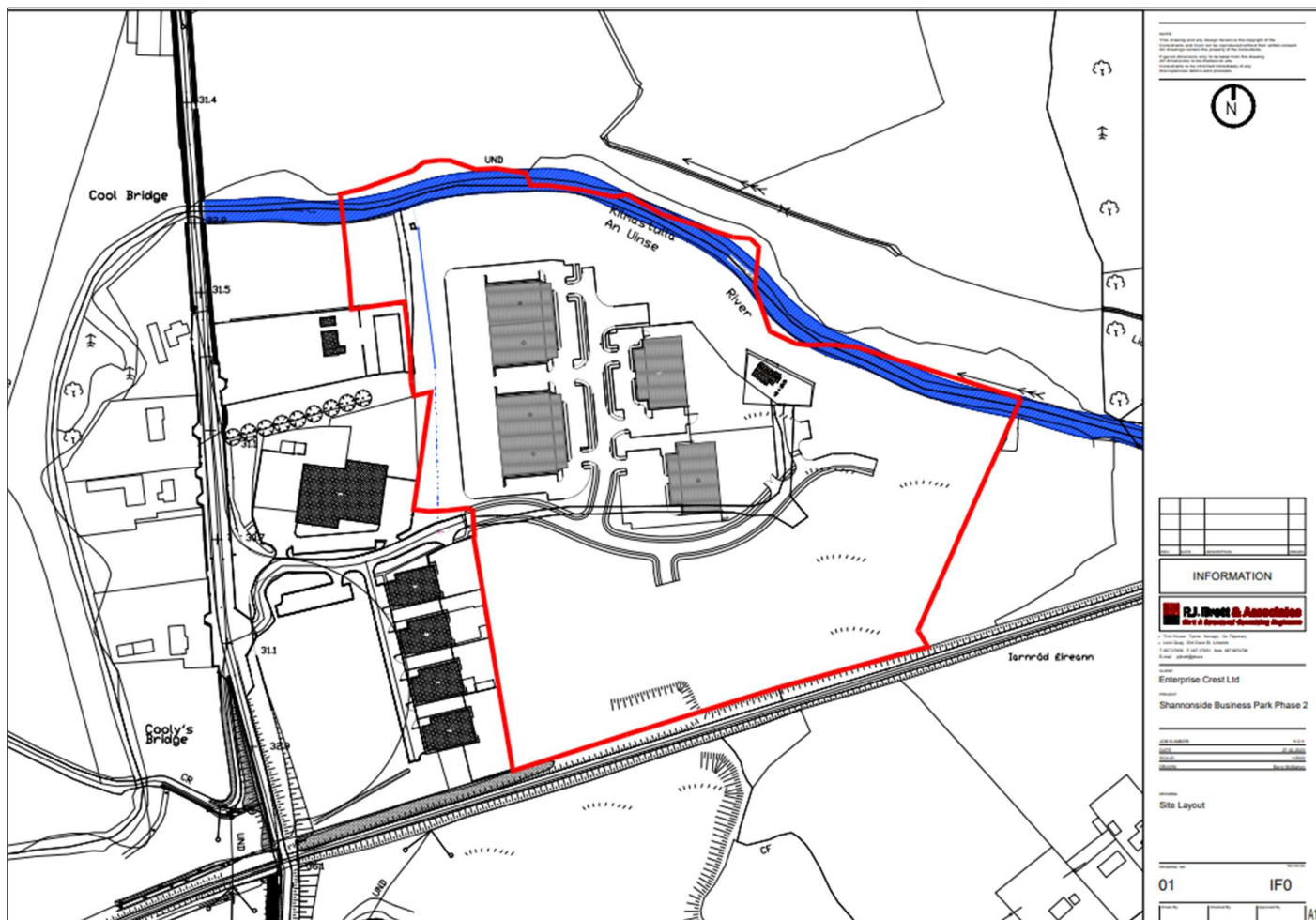
Accommodation as supplied by the client of the proposed units and measured on a gross external area basis, comprises of approximately of the following areas.

4 x units: x 11,442 sq. ft.  
 2 x units: x 16,700 sq. ft.  
 Total: 79,168 sq. ft.

Site Area subject to Planning Permission: 10.4 acres.

Overall Site area: 23 acres.





## PRICE

€3,220,000 plus VAT if applicable

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Brian O'Dwyer

## DIRECTIONS

Travelling via the M7 from Limerick for approx. 21 km take exit 27 on to R494, continue straight through Birdhill roundabout, continue on the R494. The subject development is on your right hand side.

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.