

# Superb Development Opportunity

Ballycasheen, Killarney, Co. Kerry



For Sale by Auction  
Thursday 28th September 2.30pm

**REA**

COYNE & CULLOTY

savills

## SALE HIGHLIGHTS

- Excellent location close to Killarney Town Centre and all local amenities
- Conveniently located approximately 2km east of Killarney Town Centre
- Site Area extends to approximately 1.01 hectares (2.5 acres)
- The site is zoned "Killarney Gateways" in the Killarney Town Development Plan 2009-2015 (extended) which permits a number of uses to include residential development.

## THE OPPORTUNITY

Joint selling agents Savills and REA Coyne & Culloity are delighted to offer for sale this prime development opportunity strategically located just off the N22 main Cork to Killarney route, approximately 2km east of Killarney Town Centre. The opportunity now exists to acquire this superb site suited to a number of development opportunities.

## LOCATION

The subject site is well located just off the N22 approximately 2km east of Killarney Town Centre and less than 1km south east of Park Shopping Village. Killarney is part of the scenic Ring of Kerry route and is a very popular tourist destination, listed as the 8th best global tourist destination by Trivago in 2016. The town is situated at the edge of the 26,000 acre Killarney National Park, an area of astounding natural beauty with well-known attractions such as Muckross House and Gardens, Torc Waterfall, Killarney Lakes, Molls Gap and the Gap of Dunloe. The main industry and employer in Killarney is the well-established tourism and hospitality sector which provides approximately 2,500 hotel bedrooms. Other major employers in the town include Liebherr. The area is predominantly urban in its setting with many established retailers trading in the town such as Marks & Spencer, Tesco, Dunnes Stores, Penneys, Lidl and Aldi.

## DESCRIPTION

The land has a site area of approximately 1.01ha (2.5 acres), is irregular in shape and is level topography. The site has the benefit of dual frontage to both the N22, the main Killarney to Cork route, approximately 140 meters and the Ballycasheen Road, approximately 145 meters. At present the entire landholding is made up of one entire lot with mature trees and hedgerows acting as natural boundaries on all aspects of the site. The surrounding area is predominantly made up of mature residential estate type developments with Woodford manor located immediately to the south and Whitebridge Manor located to the west.

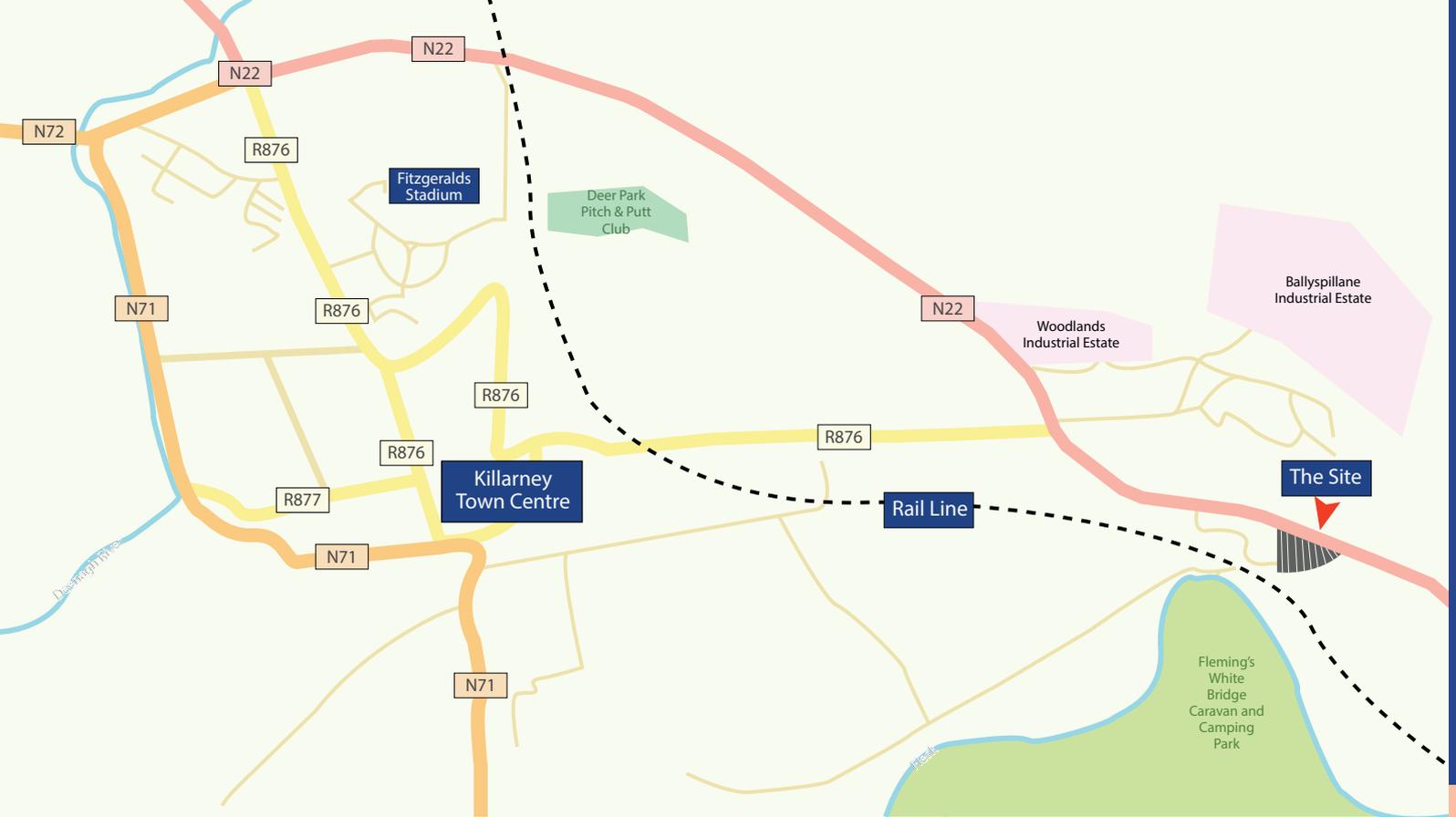


## ZONING

Under the Killarney Town Development Plan 2009—2015 the subject lands are zoned "Killarney Gateways". The Killarney Town Development Plan 2009—2015 outlines the objective of such zoning as:

"The objective here is to recognise the importance of gateway locations and to take full advantage of their strategic locations. A varied range of land uses will be permitted. Any proposed mixed use development will have strong residential component (being not less than 25% of the developments total net floor space, excluding any basement car parking).





### Method of Sale

The subject site will be offered for sale by Auction on Thursday 28th September at 2.30pm. The auction will be held in the International Hotel Killarney.

### Reserve

Not to exceed €1,000,000

### Planning Report

A planning report has been prepared and is available upon request.

### Services

Mains water & drainage are available in the immediate area however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

### Title

Freehold

### Viewings

Viewings are strictly by appointment.

### Selling Agents



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