

**For Sale**

**Development Lands with Residence  
Fedamore Village  
Co. Limerick**



- SITE AREA OF APPROXIMATELY .34 HECTARES  
WITH EXTENSIVE ROAD FRONTAGE
- SUBJECT LANDS BENEFIT FROM EXISTING RESIDENCE AND OUT  
BUILDING.
- FEDAMORE IS LOCATED C. 15.4 KM FROM LIMERICK CITY CENTRE  
VIA THE R511.
- PROPERTY FOLIO NO IS LK28414. POSTAL CODE V35 HV22
- **QUOTING PRICE:** €225,000 (Plus VAT if Applicable)

## Location:

The subject lands are located in the centre of Fedamore Village in Co. Limerick C. 15.4 km via the R511 from Limerick City Centre

## Description:

The subject property comprises of c.0.34 hectares site area with an existing single story house of approximately 55 sq.m. and outbuildings. The site is triangular shaped in configuration and level in gradient with c. 77metres of road frontage.

## Accommodation:

Accommodation based on the measurements provided. We understand subject lands comprise of approximately the following areas

Folio No. LK28414	0.34 hectares
Cottage Residence	55 Sq. M.
Road Frontage	77 metres

## Zoning:

The subject lands are zoned "mixed use" and "Existing Residential" in the Limerick County Development Plan 2010 - 2016.

## Planning permission:

We understand there is no planning history on the subject site.

## Viewing:

Strictly by prior appointment with: **Brian O'Dwyer**

**Tel:** 061 410410 **Email:** bodwyer@propertypartners.ie



## Disclaimer

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.