



FOR SALE BY PRIVATE TREATY

**SITE AT KILLONAN,
CASTLETROY,
LIMERICK.
Folio LK22903**

Site

GUIDE PRICE: €275,000



LOCATION

The subject site is on Newtown Mews Road approximately 0.5 km from Monaleen Stores on the outskirts of the suburb of Monaleen. This location consists of mainly one off houses and farmland while benefitting from being a short drive to all local services and amenities to include shops, bars, restaurants, hotels, churches, schools along with the University of Limerick and National Technological Park.

DESCRIPTION

The subject site comprises of approx. 0.32 hectares (0.79 acres) and is triangular shaped in configuration and level in gradient. The subject site has road frontage of approx. 30 metres and a depth of approx. 95m.

Planning Permission

The subject property previously benefitted from full planning permission for a two storey detached house of approximately 3,000 Sq. Ft. which is now lapsed. Planning application no. 06/2170.

Planning Eligibility

As per the Limerick County Council Development Plan 2022/2028 the site is defined as being located in the following area:

Rural Housing Category 1 / Area Under Strong Urban Influence - this means any purchaser applicant looking for planning permission will have to meet certain defined criteria as set out in the plan (copy of same available on request).

The vendor of the subject site is prepared to agree the sale subject to a six month exclusivity period to any proposed purchaser whereby allowing the time for the proposed purchaser to submit their planning application.

DIRECTIONS

Travelling down the Mondaleen Road from the Dublin Road you will come to a crossroads where Monaleen Stores is located. Continue straight through the crossroads keeping Monaleen Stores on your left. The subject site is located c. half a kilometre on this road on the left hand side. Agents board on site.

Contact Negotiator

BRIAN O'DWYER – Property Partners de Courcy O'Dwyer – P: 061410410 / Email: decourcyodwyer@propertypartners.ie

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.