



ZONING

Clare County Development Plan 2017 - 2023  
The Clare County Development Plan 2017 - 2023 identifies the property as an “Opportunity Site” with the following objective outlined;

Opportunity Site OP1  
“The site of the former Shannon Shamrock Hotel is designated as a key opportunity site for tourism development and to facilitate any future expansion/renovation/ redevelopment of the existing site. The site is centrally located and is within walking distance of all the attractions in the village and the Opportunity exists to establish a use on the site which consolidates Bunratty as a tourism hub in the Mid-West and harnesses the world acclaimed Bunratty brand.”

PLANNING HISTORY

17/253 – Conditional planning was granted in July 2017 for the demolition (which has already been carried out) and refurbishment of part of the existing premises (Phase 1) which would comprise 57 bedrooms and ancillary public areas on completion of Phase 1 renovation works.

FORMER SHANNON SHAMROCK HOTEL

BUNRATTY, CO. CLARE

BASIS OF SALE

The property is being offered for sale by Private Treaty.

PRICE

On application.

TITLE

Assumed Freehold

FURTHER INFORMATION

Access to a dedicated Data Room which holds additional information is available upon request.

SELLING AGENTS

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SUPERB DEVELOPMENT OPPORTUNITY  
WITH FULL PLANNING PERMISSION

FORMER SHANNON SHAMROCK HOTEL

BUNRATTY, CO. CLARE

FOR SALE BY PRIVATE TREATY



SALE HIGHLIGHTS

- Superbly located high profile site in the heart of Bunratty Village.
- Adjoining Bunratty Castle & Folk Park.
- Excellent transport links from the nearby M18.
- The site extends to approximately 2.68 hectares (6.62 acres).
- Full Planning Permission (17/253) has been obtained for refurbishment of part of the former hotel site (Phase 1) which would comprise 57 bedrooms and ancillary public areas on completion of Phase 1 renovation works.
- The site is zoned “Tourism” and is suitable for a variety of tourist related uses.

THE OPPORTUNITY

Savills is delighted to offer for sale by private treaty this strategic development opportunity located in the heart of Bunratty Village just off the M18 Limerick to Galway motorway. The site is well located on the outskirts of major employment hubs such as Shannon and Limerick City Centre, both of which are easily accessed via the M18. The opportunity now exists to acquire this prime development opportunity with the benefit of Full Planning Permission for the redevelopment of part of the existing hotel in a location regarded as one of the country's most popular tourist destinations (Bunratty Castle & Folk Park, Co. Clare – 369,275 – 2017 fee paying visitor attraction numbers) - Failte Ireland 2018.

LOCATION

The subject site is located in the heart of Bunratty Village, just off the Old Bunratty Road which links to the M18, the main Limerick to Galway road. The site is situated approximately 15kms north west of Limerick City Centre, 9kms south east of Shannon Airport and approximately 28kms south east of Ennis Town centre.

The surrounding area is predominantly commercial in nature with a conference centre bounding the premises to the north, Blarney Woollen Mills located to the east, Bunratty Castle Hotel located to the south west and the popular tourist attraction Bunratty Castle and Folk Park located in the adjoining property.

THE SITE

The subject site extends to approximately 6.62 acres and is prominently located in the heart of Bunratty Village with the benefit of extensive frontage to both the Old Bunratty Road, approximately 165m and the Hill Road, approximately 90m. The former Shannon Shamrock Hotel, while no longer in operation remains in-situ. Planning Permission (17/253) has been obtained for the demolition (which has already been carried out) and refurbishment of part of the existing premises (Phase 1) which would comprise 57 bedrooms and ancillary public areas on completion of Phase 1 renovation works.

The topography is relatively level throughout and mature trees situated along the boundaries provide for a woodland/secluded setting. The site is bound by a conference centre to the north and residential accommodation to the east. Access to the site is via the Old Bunratty Road which links to the M18 and connects the village to both Shannon and Limerick City centre.

