

# 2.3 Ha Residential Development Site Corbally Limerick

(Purchase Proposals invited on or before 12 noon, Wednesday 27th May, 2026)



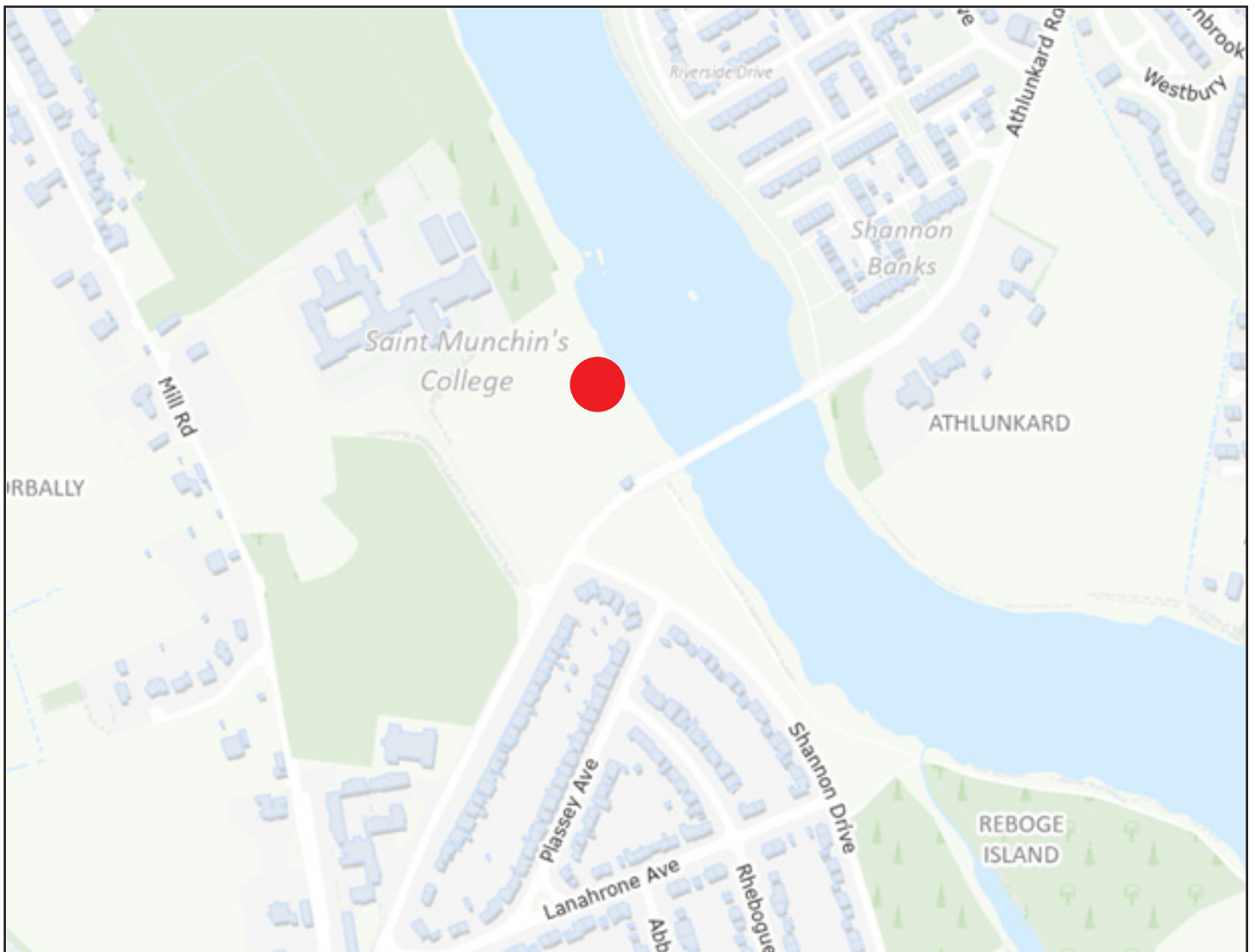
- Prime Residential Zoned Development Site of 2.3Ha (5.68 Acres)
- Prime Development Opportunity in Mature Residential Area of Limerick
- Very Accessible Location and within walking distance of popular Primary & Secondary Schools
- The site is zoned “New Residential” under the current Limerick Development Plan
- Prime Residential Site overlooking River Shannon

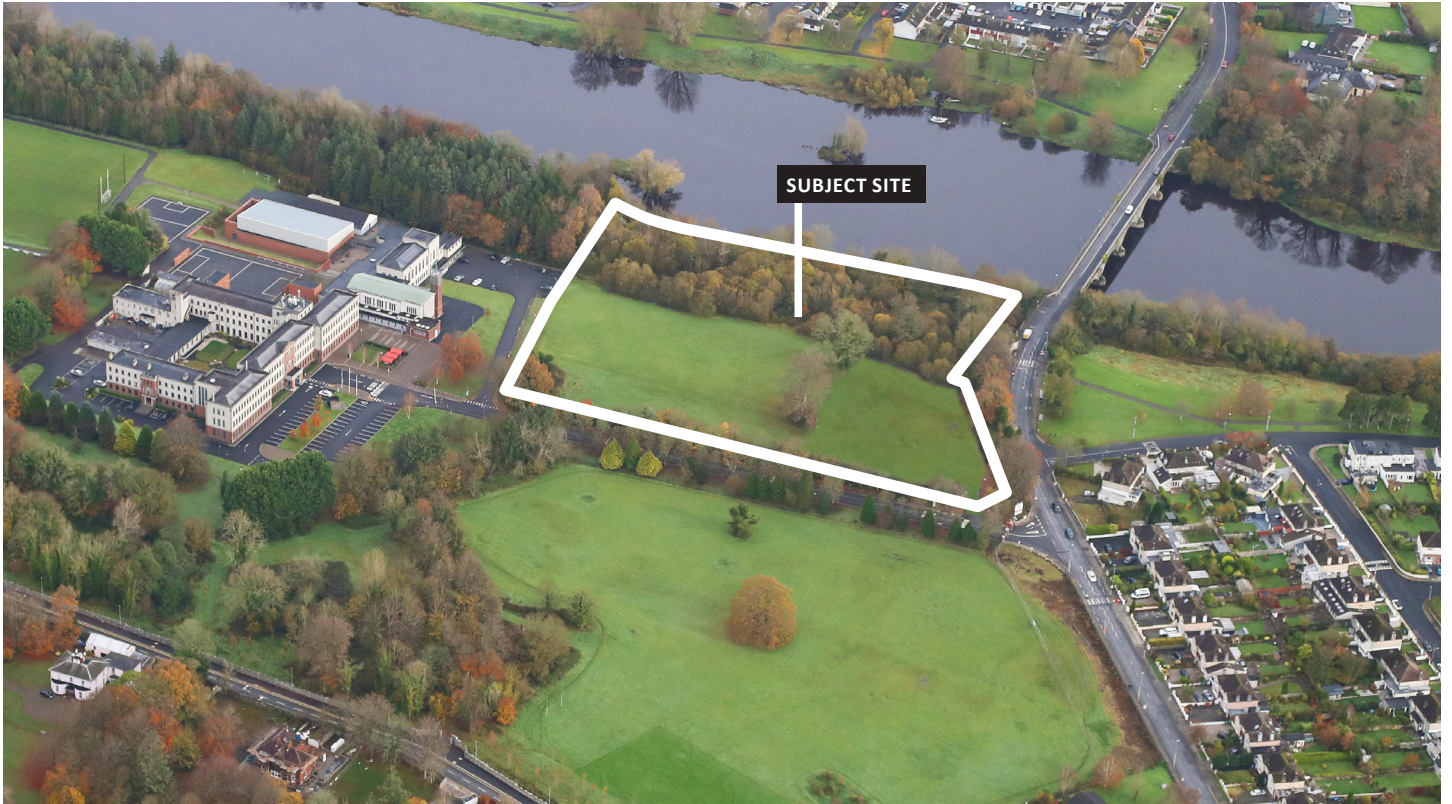
## LOCATION

Limerick is the third largest city in Ireland and the regional capital of the mid-west of Ireland with a population of 102,287 (2022 Census) persons in the urban area. Limerick City lies on a strategic position along the Midwest corridor of Ireland bordered by County Tipperary to the east, County Cork to the south, County Kerry to the west and County Clare to the north. Limerick is located approximately 100 km north of Cork City (N20), 200 km southwest of Dublin (M7) and 100km south of Galway City (M18). Limerick City benefits from excellent connectivity with the M7 motorway giving easy access to Dublin (2 hours), the M18 motorway giving access to Galway (1 hour) and the N20 giving access to Cork City (2 hours). There are frequent rail services connecting Limerick (Colbert Station) to Dublin (Heuston Station) with a fastest journey time of 2 hours.

The subject property occupies a high-profile location at Corbally Road, Limerick. The site bounds the River Shannon the Limerick and Clare Border. Corbally, a popular residential suburb of Limerick City is approximately 3 km from Brown Thomas in Limerick City Centre. The Corbally Baths, Red Path Walkway and Athlunkard Bridge provide access to a route which can lead along the Shannon Fields to UL from one side of the City Centre to the other.

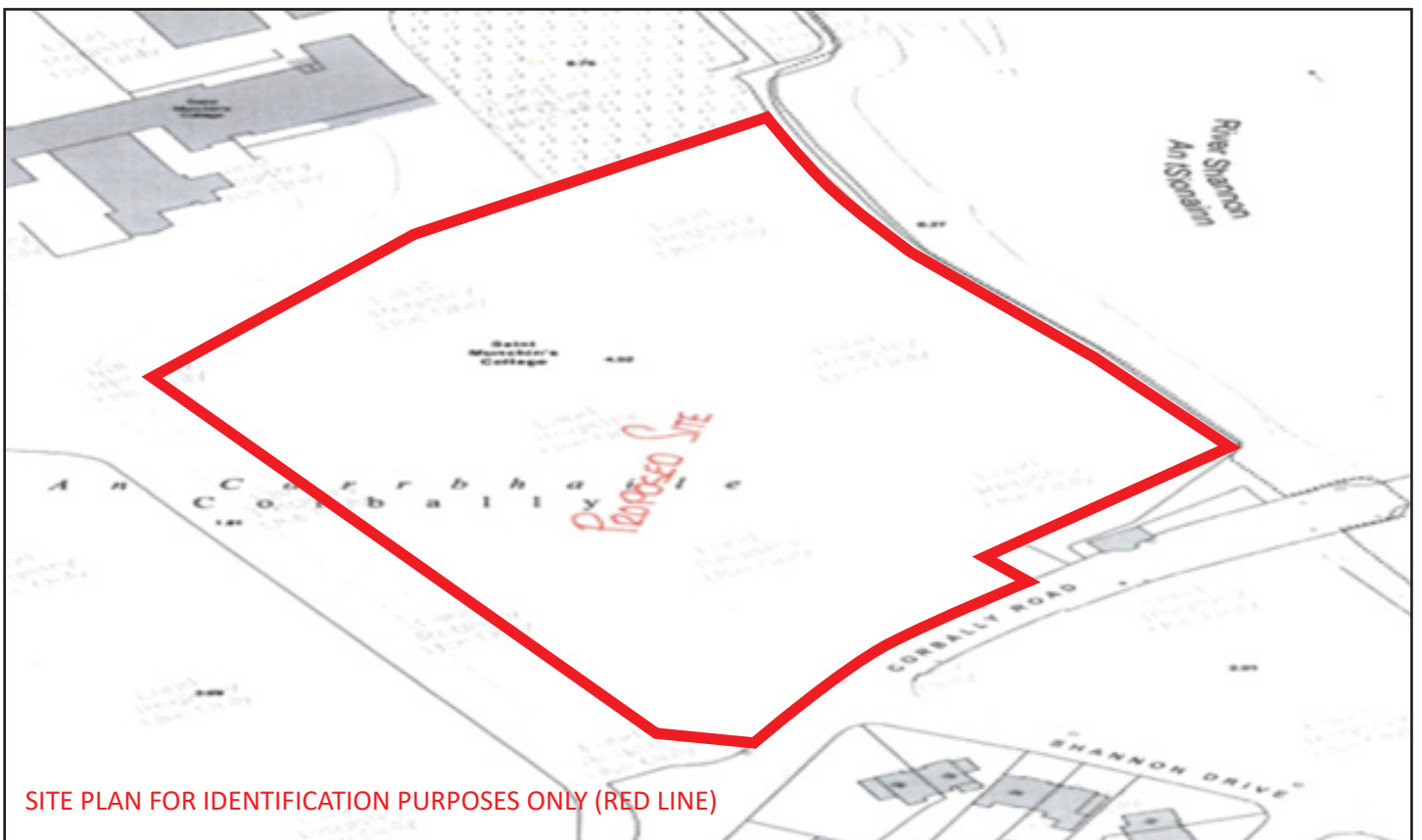
Local Amenities include Supervalu, Tesco and Lidl supermarkets, Aura Leisure Centre, Corbally and Westbury Medical Centre and Hook and Ladder and Lush Coffee Shops. Local bus routes along the Corbally Road serve Limerick City Centre and Crescent Shopping Centre, Dooradoyle and also travel further beyond Corbally towards Westbury. A new TFI Anseo Bus Service has been added as a one year pilot program. Local schools near the site include St. Munchin's College, Scoil Íde Primary School and Árdcoil Mhuire Secondary School. The University of Limerick is located approximately 6km from the location of the Site.





## DESCRIPTION

The subject site comprises a primarily greenfield site, bounded by Mature Woodland and the River Shannon to the North with the site bounding the main Corbally Road adjacent to the existing main entrance to St. Munchin's College. The site boundaries are primarily regular in shape, with the site having extensive frontage onto both its boundary with the River Shannon and Corbally Road.



## KEY POINTS

- Prime Site overlooking River Shannon in Mature Residential Location
- Zoned “New Residential” under current Limerick Development Plan, with objective to “provide for new residential in tandem with the provision of social and physical infrastructure”
- Excellent Access and in close proximity to Limerick City Centre, Retail Services, and Sports Facilities including Thomond Park.
- New Cycle Paths and Safe Travel Facilities are under construction on Corbally Road.
- The site is located in a sought after residential location of Limerick

## TITLE

We understand the property is held with Freehold Title.

## SERVICES

We understand all main services are available to the property all intending purchasers will need to satisfy themselves in respect of services at their own cost.

## SALE PROCESS

Purchase Proposals for the acquisition of the subject lands are invited from Developers, Contractors and Home Builders. Purchase Proposals must be set out and completed on the Application Form, a copy of which is available from the selling agents (Power Property).

**The closing date for receipt of Purchase Proposals will be 12 noon on Wednesday 27th May, 2026**

### Contact Details

#### Sole Selling Agents



**PRSA LICENCE NO. 001297**

**PJ Power**                      Tel: 061 318770      Email: [pj@ppg.ie](mailto:pj@ppg.ie)

**Patrick Seymour**      Tel: 061 318770      Email: [patrick@ppg.ie](mailto:patrick@ppg.ie)

**Rob Larby**                      Tel: 061 318770      Email: [rob@ppg.ie](mailto:rob@ppg.ie)

#### Vendor's Solicitors



Park Manor, Upper Mallow Street,  
Limerick Tel: 061 221800

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