

LAND

**DEVELOPMENT SITE c. 0.91 HA
(2.25 ACRES) (SPP),
BLACKWATER,
ARDNACRUSHA,
CO. CLARE.**

POWER
& ASSOCIATES

FOR SALE BY PRIVATE TREATY



- **Development Site comprising 0.91 ha (2.25 acres) (SPP)**
- **Very well located within 1.5 km to the proposed Limerick City Northern Relief Road and 7 km from Limerick City.**
- **In close proximity to Westbury Neighbourhood Shopping Centre anchored by Tesco.**
- **Close proximity to Barry's Shop.**

tel: +353 61 318 770

www.powercs.ie

LOCATION

The subject lands are located in Blackwater, Ardnacrusha, Co. Clare. The lands are fronting the Broadford Road and the Ardnacrusha Road. The surrounding area is predominantly Residential. The lands are in close proximity to Ardnacrusha ESB Station together with the residential areas known as Parteen and Westbury. The property is located within 6 km of Limerick City Centre.



DESCRIPTION:

The subject lands comprise 0.91 hectares (2.25 acres). The lands are fronting the Broadford Road and the Ardnacrusha Road.

ACCOMMODATION:

The site area of the subject lands is 0.91 hectares (2.25 acres).

Description:	Area (hectares)	Area (acres)
Lands at Blackwater, Co. Clare	0.91	2.25
Total:	0.91	2.25

TITLE

Freehold.

ZONING

The subject lands are unzoned under the Clare County Council Development Plan 2017 - 2023.

BER RATING

Exempt

QUOTING PRICE

Details available on application

SERVICE CHARGES

Details available on request.

VIEWING

Strictly by appointment with the sole agents Power & Associates

CONTACT

PJ Power tel: +353 61 318 770

email: pj@powercs.ie PSR: 001297 – 01333

Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power & Associates and the Vendor/Lessor give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel:+353 61 318 770 • email: limerick@powercs.ie

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91 W1EH • tel: +353 91 567 331 • email: galway@powercs.ie

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 W567 • tel: +353 90 648 9000 • email: athlone@powercs.ie

