

Substantial Landholding

36.75 HA (91 ACRES)

LETTER, REEN, KENMARE, CO. KERRY

FOR SALE BY PRIVATE TREATY

SALE HIGHLIGHTS

- Total site area extends to approximately 36.75 ha (91 acres).
- Presence of a number of stone buildings on site allows potential development/re-development subject to the necessary grant of planning permission.
- Greenfield landholding
- Conveniently located 9km North of Kenmare Town and approximately 30km south of Killarney.

LOCATION

The subject land is situated in Reen which is approx. 9km north of the townland of Kenmare and 30km south of Killarney. The property is conveniently located in close proximity to the world renowned Ring of Kerry route (5km) of the Wild Atlantic Way and The Ring of Beara tourism route, both of which bring considerable tourism to the locality on an annual basis.

Kenmare town offers a variety of gourmet food establishments, superb accommodation, Golf Courses, Riding & Trekking and breathtaking scenery in one of the most natural, unspoiled environments in Europe. It also has many amenities including a primary and secondary school, a public library and community hospital.

RING OF KERRY

KILGARVAN



STONE COTTAGE

KENMARE

ACCESS ROAD







THE PROPERTY

The property is a substantial landholding extending to approximately 36.75 ha (91 acres). The site is traversed from the southern boundary via a private road which is derived from the N70, commonly known as the Ring of Kerry.

The land, which is undulating throughout beholds mature trees, stone walls and hedgerows acting as natural boundaries that provide for a mature and secluded setting. The River Finnihy forms the eastern boundary of the site.

There is a disused dwelling upon the landholding that would be suitable for redevelopment subject to planning permission. The property also benefits from a full afforestation grant which was granted in 2021. There is a disused quarry present on the site which occupies the eastern portion of the lands.

PLANNING OVERVIEW:

ZONING

Within the Kerry Development Plan 2022-2028 the property is within area titled Rural Area under Significant Urban Influence where applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area.

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TITLE

Freehold

METHOD OF SALE

The subject property is for sale
by way of Private Treaty

PRICE

Seeking offers in excess of €450,000

AGENTS



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