

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY



ROSENEATH HOUSE & LANDS
MILL ROAD, CORBALLY
LIMERICK

FOR SALE BY PRIVATE TREATY

SALE HIGHLIGHTS

- Excellent location within close proximity of Limerick City centre and all local amenities
- Total Site Area of approximately 8.6 hectares (21.2 acres)
- About 4.7 acres zoned for residential development
- Potential to deliver a high end scheme subject to planning permission
- 6 bedroom Georgian house constructed c. 1820 set on approximately 0.9 acres
- Amenities include a swimming pool, tennis court and walled in gardens including kitchen garden/orchard

LOCATION

Roseneath is located on Mill Road, an exclusive area within the Corbally district of Limerick approximately 3km north of Limerick City Centre. The property which is located in one of Limerick's most desirable residential addresses is accessed via Corbally Road which links the Mill Road to the city centre.

Corbally has long been a popular residential location amongst commuters given its ease of access and proximity to the city centre while also offering a high-quality living environment. The area benefits from 2 primary schools and 2 secondary schools. Grove Island Shopping Complex which occupies large retailers such as Super Valu and Lloyd's Pharmacy is located a mere 750 meters to the south.










EMPLOYMENT BASE

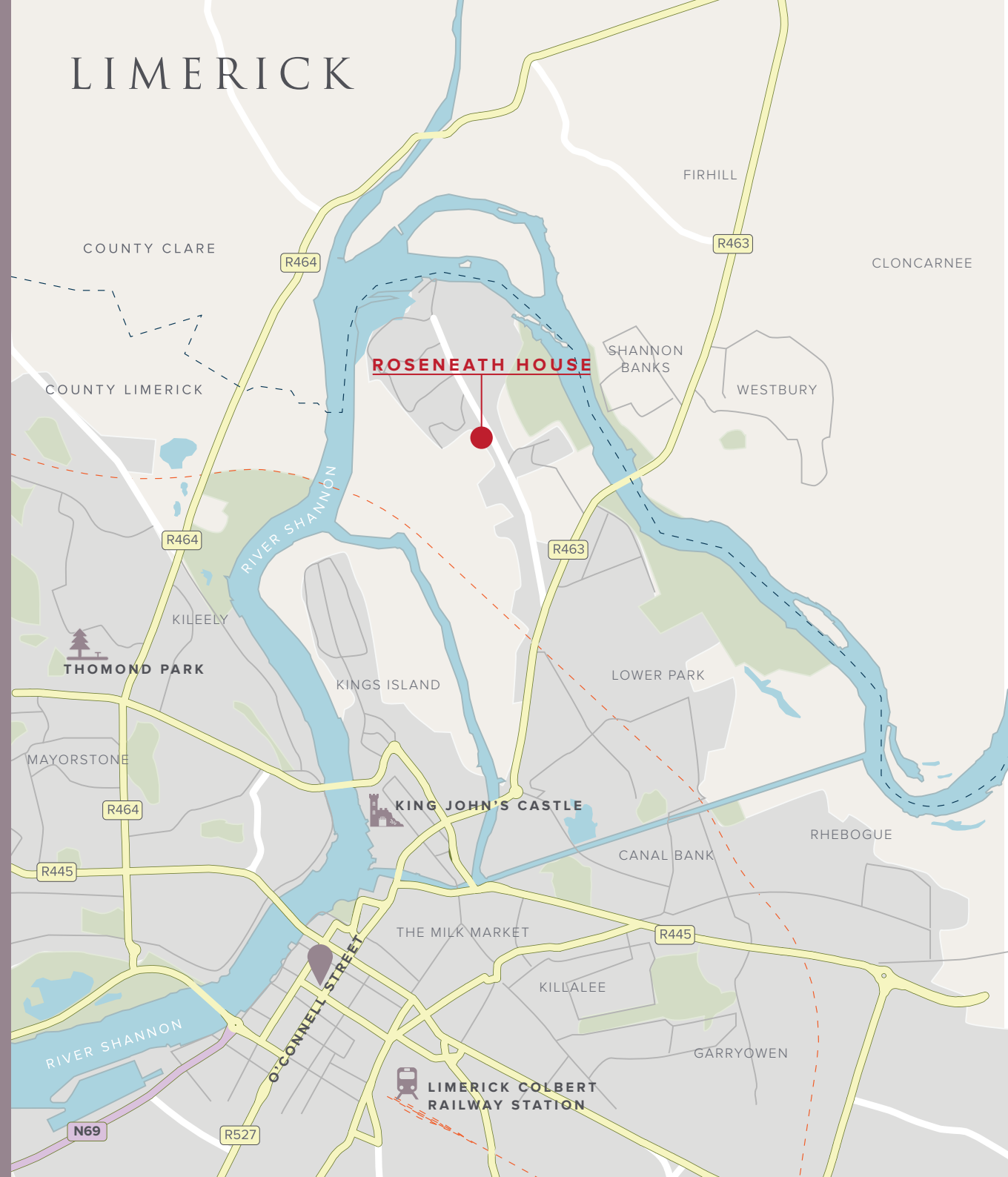
Limerick offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell, Analog Devices and Intel are based in Limerick while the arrival of Regeneron, Biopharma and Ethicon Biosurgery in 2014 boosted an already strong Life Sciences sector that features Johnson & Johnson, Zimmer, Stryker and Cook Medical.

Other large employers expanding in the city include KEMP Technologies and Northern Trust.

LIMERICK

DISTANCE FROM PROPERTY

-  O'Connell Street 2.5km
-  Limerick Colbert Railway Station 3km
-  Shannon Airport 25km
-  M7 & M20 10km
-  University Hospital Limerick 6km
-  Thomond Park 3.5km
-  Mary Immaculate College 4.5km
-  University of Limerick 5.5km
-  Limerick Institute of Technology 4.5km



THE LAND

DESCRIPTION

The subject property in its entirety has a site area of approximately 21.2 acres. The land which accommodates a large 6 bedroom Georgian property on approximately 0.36 ha (0.9 acres), benefits from a new access point and extensive frontage to the Mill Road, approximately 105 metres. The land which slopes gradually from east to west benefits from a mature tree line which runs along each boundary providing the up-most of privacy, while a large stone constructed wall acts as a boundary along the north and eastern boundaries providing further seclusion. The land also benefits from direct access to services with a wastewater line, watermain and ESB line traversing the site and readily available for connection. The surrounding area is a mix of mature residential estate type developments, such as Brookhaven Walk and The Hermitage to the north and mature agricultural landholdings located to the west and to the south.



LIMERICK CITY

KING JOHN'S CASTLE

CLAYTON HOTEL

THOMAND PARK

LIMERICK INSTITUTE OF TECHNOLOGY

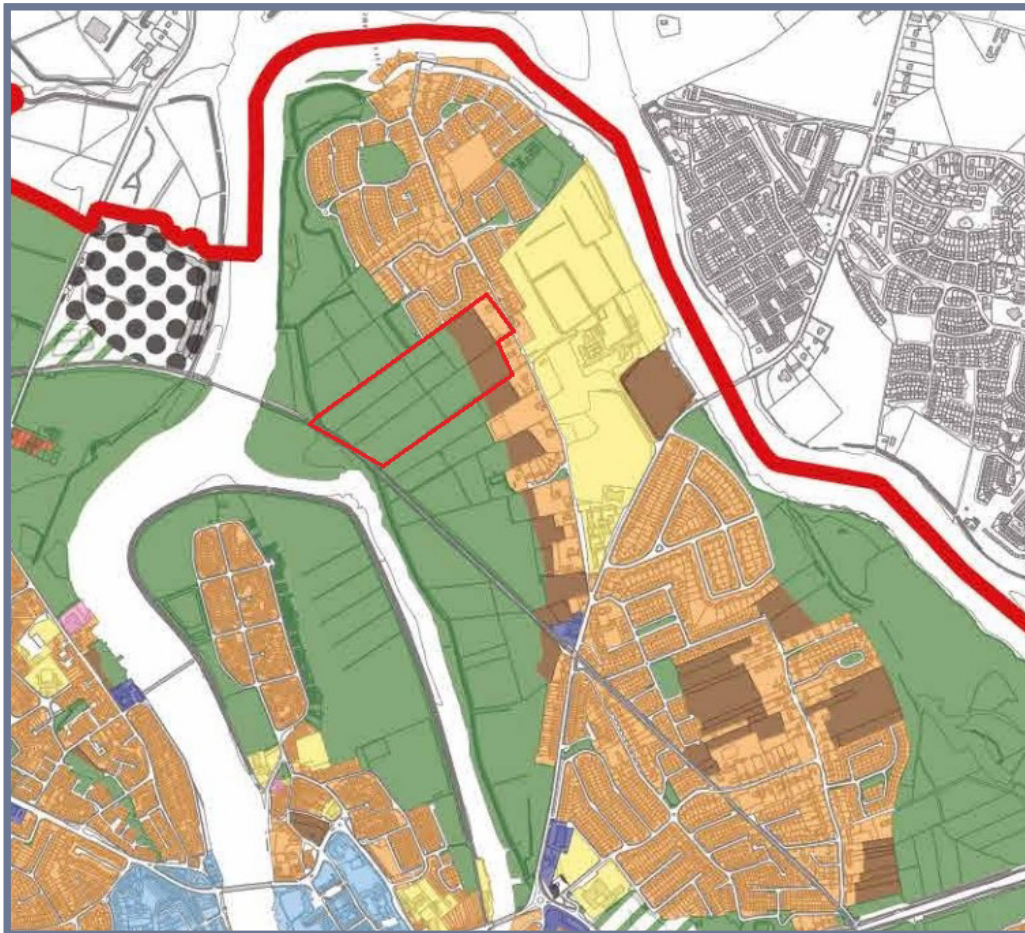


ZONING

In the Limerick Development Plan 2022-2028 the northern portion are zoned for a mixture of 'Existing Residential with 1.9 hectares zoned 'New Residential' with a prescribed residential density of 35+ dwellings per hectare.

The remaining lands to the south west of Roseneath House are zoned ZO 6A Public Open Space. The zoning objective for this area is as follows:

"to retain all land dedicated for public open space."



DEVELOPMENT POTENTIAL

The northern portion of the lands (about 1.9 hectares/4.7 acres) are zoned 'New Residential' where it is an objective to provide for residential development at a residential density of c.35 dwellings per hectare.

The undeveloped residential zoned lands have a number of advantages that make them ideally suited for residential development. This includes access to existing services/ infrastructure to facilitate an immediate development as well as a new access development access off Mill Road which is being provided as part of the Council's Part 8 improvements.

ROSENEATH HOUSE

ENTRANCE

The house has an attractive tarmacadam drive through a landscaped area with a retaining wall to the southwest. The entrance from Mill Road includes decorative wrought-iron gates with limestone ashlar piers and curved wings.



THE HOUSE

Roseneath House comprises a detached square-plan, three bay, single storey over basement villa style Georgian house; built around 1820. The immediate curtilage of the house measures c.0.58 hectares, (c.0.9 acres) and includes a swimming pool, tennis court, walled gardens, kitchen garden/orchard and outbuildings. The house has a hipped natural slate roof with lead ridges, rendered chimneystacks and six-over-six timber sash windows to the ground floor and three-over-three to the base-ment.

The residence itself is of some historical and architectural merit and is listed in the National Inventory of Architectural Heritage as being a structure of 'Regional Importance'. However it is not listed as protected structures in the Limerick City Development Plan.





METHOD OF SALE

The property is being offered for sale by Private Treaty.

SERVICES

Mains water, drainage and ESB services traverse the site however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

TITLE

Part Freehold Part Leasehold

VIEWINGS

Viewings are strictly by appointment through the selling agents only.

ITEMS NOT INCLUDED IN THE SALE INCLUDE;

Drinking fountain in the garden, Aga, Decorative gilded pelmets in drawing & dining rooms, Chandeliers, Light fittings, Curtains.

BUILDING ENERGY RATING



Further details available on request.



ROSENEATH HOUSE
MILL ROAD, CORBALLY
LIMERICK

FURTHER INFORMATION & VIEWINGS

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, Planning report, title information & the contract for sale.

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