

REA

Eoin Dillon



LAND FOR SALE
7.2 Hectares (17.65 acres)

Note: Red line for indication purposes only, please refer to map.

FOR SALE BY PRIVATE TREATY

Richmond,
Nenagh,
County Tipperary

AMV €400,000



DESCRIPTION

REA Eoin Dillon is delighted to present this impressive parcel of land, comprising 7.2 hectares (17.65 acres), available in a single lot. Ideally located adjacent to the Nenagh to Dromineer/Ballycommon Road and in close proximity to the N52 bypass, this land offers a highly accessible location just minutes from Nenagh town.

The land boasts 205 metres of road frontage, providing excellent access and potential for future development, subject to the necessary planning permission. Its generous size and ideal location make it a highly versatile investment opportunity, suitable for a variety of uses, including agricultural, commercial, or residential development.

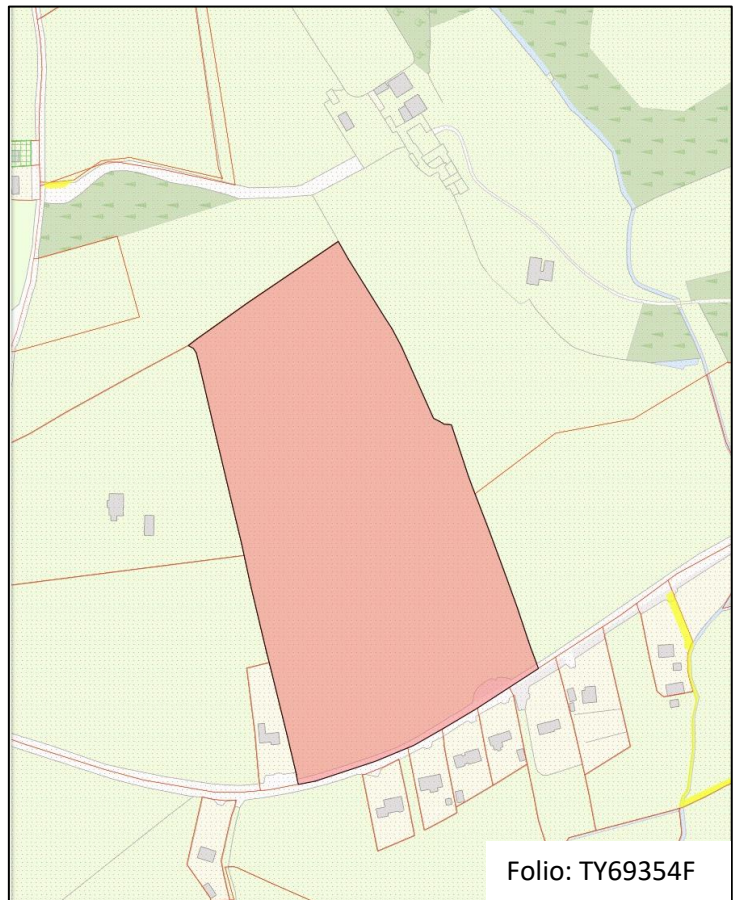
KEY FEATURES

- 7.2 hectares (17.65 acres) of prime land
- 205 metres of road frontage
- Located adjacent to the Nenagh to Dromineer/Ballycommon Road
- Close proximity to the N52 bypass, offering easy access to Nenagh and surrounding areas
- Folio number: TY69354F
- Significant development potential, subject to planning permission

DIRECTIONS

From Nenagh, take the Dromineer. Newtown Rd, at the roundabout take the 3rd exit for Ballycommon/Dromineer and the subject lands will be about 500m on the right, Identified by our sign.

Nearest house Eircode: E45 EN26



For more photos of this property please go to our website www.readillon.ie.

You can also view this property at www.myhome.ie & www.daft.ie.

Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT