

OCM

**O'CONNOR
MURPHY**

FOR SALE
.....

Development Land

Spanish Point,
Co.Clare

C.25 acres (10.1 hectares)



Strictly Private & Confidential



Description

The subject property comprises an undeveloped and highly desirable greenfield site extending to approx. 25 acres (10.1 ha). There is an existing access gate on the sites western boundary which fronts onto the R482. This access gate is located within a section of the road where a 50km/hr speed limit zone applies. The site currently consists of grassland . While the lands are not currently in use, the boundaries comprise rendered block wall and wire fence. The land also benefits from road frontage off an unnamed local road.

The site is irregular in configuration and is situated immediately adjacent existing residential houses and the Lahiffs Caravan and Camping Park.



Accommodation Schedule:

| Lot No | Description |
|-----------|---|
| Lot No. 1 | The entire – total land holding extending to approximately 25 acres sold together in one lot. |
| Lot No. 2 | Land holding extending to 12 acres (6.9 acres zoned residential and 5.7 zoned agricultural). |
| Lot No. 3 | Land holding extending to 13 acres (unzoned lands). |

*All intending purchasers are specifically advised to verify the acreage and carry out their own due diligence**

Location

The subject site is located in Spanish Point, Co. Clare in close proximity to the Armada Hotel in Spanish Point and also, within walking distance of a number of local amenities such as St. Joseph's Secondary School, local restaurants and the ever popular beach at Spanish Point. The site is located directly off the R582, which is a regional road allowing access to other seaside towns such as Lahinch and Ennistymon.

The subject site is located 33km west of Ennis and is approximately 82km from Galway City Centre. Spanish Point is also within easy access of Limerick which is situated 68km south of the subject site.



★ denotes entrance points

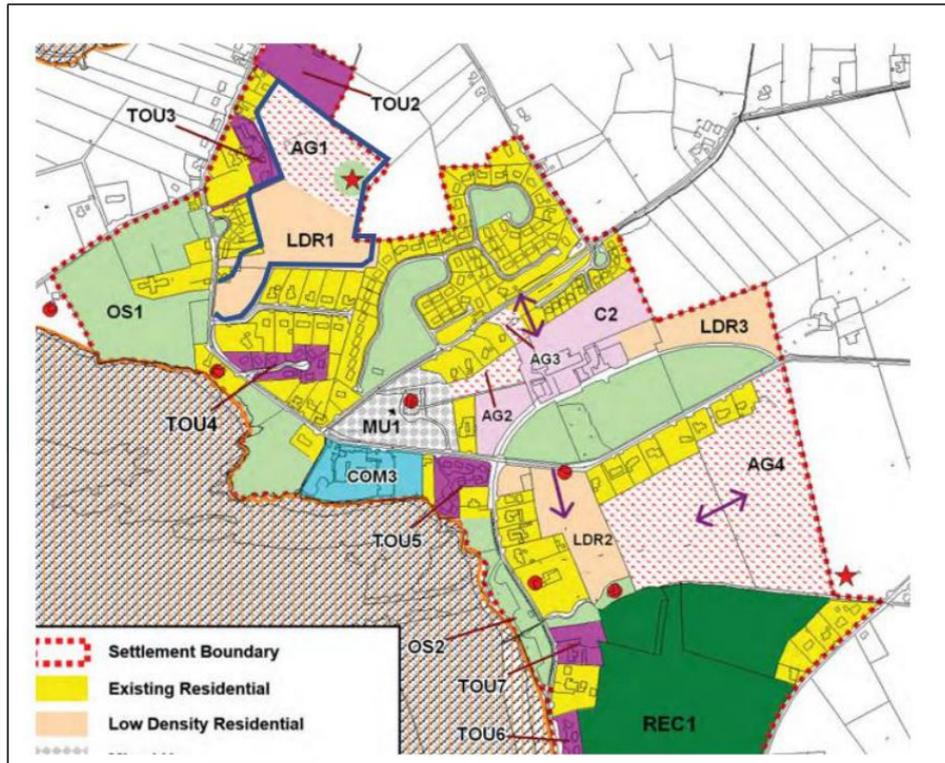
Protected Structure

There are no Protected Structures or NIAH sites located on the subject site. There is one National Monument located on the subject site. This monument is identified as a holy well.

Zoning

Current Zoning – Clare County Development Plan 2017-2023 - The lands are currently zoned Low Density Residential and Agriculture in the extant Clare County Development Plan 2017-2023.

Proposed Zoning - The lands are proposed in the Draft Clare County Development Plan 2023-2029 to be zoned VGA1 (Village Growth Area 1) and AG1 (Agriculture). The Southern portion of the land holding has been identified as a growth area and 'development at this location should be for permanent housing to encourage growth within the community in a sustainable manner.'





Method of Sale: The property is being offered for sale by Private Treaty

Title: Freehold

Price: POA

Inspections: Strictly by prior appointment via sole letting agents O'Connor Murphy Commercial

AGENT DETAILS:

Micheal O'Connor

MSCSI MRICS

Director

Email: michael@oconnormurphy.ie

Phone 061 279300

Tomás Mulcahy

MSCSI MRICS

Surveyor

Email: tomas@oconnormurphy.ie

Phone 061 279300

www.oconnormurphy.ie

PSR License No: 001988

DISCLAIMER

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.