

DOUGLAS NEWMAN GOOD

For Sale by Online Auction

Wednesday the 12th of November at 12:00pm



Lands at Carrickbeg, Carrick on Suir, Co. Tipperary.

c. 10.82 Acres in Total

c. 9.02 Acres Zoned 'New Residential'

dng.ie



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Carrickbeg, Carrick on Suir, Co. Tipperary.

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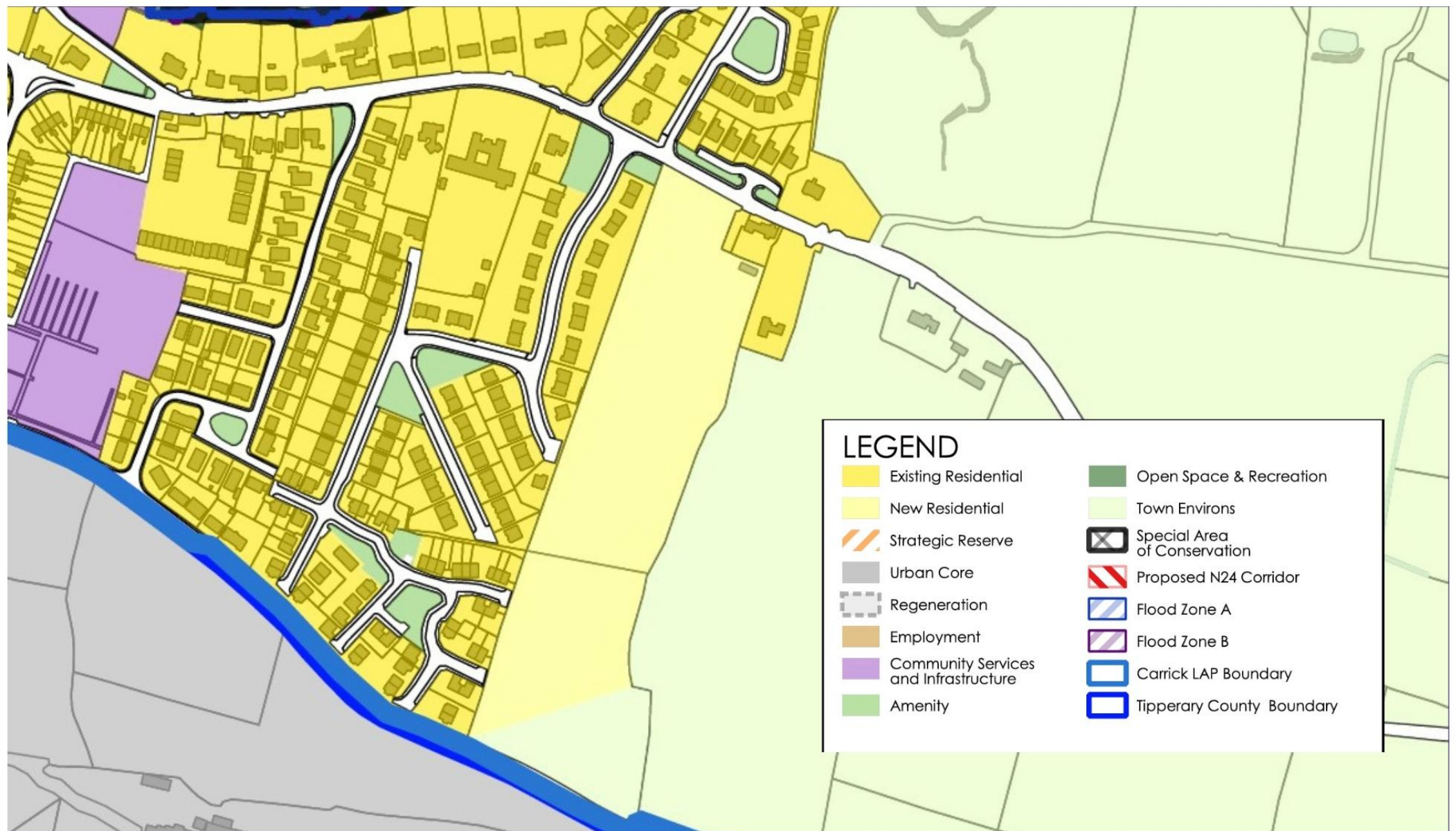
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Land Zoning Map

N.B. Map for indication purposes only.



Land Zoning Map

Carrick-on-Suir Local Area Development Plan Zoning Map 2025-2031

Executive Summary:



High profile residential development Site, situated on the R680 Waterford Road



Site extending to c.10.82 acres with c.9.02 acres (approximately) zoned 'New Residential'



Potential for medium to high density residential development



Ideally situated within a quality residential area, close to Carrick-on-Suir town centre



Strong connectivity with nearby access to M9 and Irish Rail access



Within a short commute of large employment centres



Carrick-on-Suir Local Area Plan 2025 - 2031 provides for a population increase of 1,154 persons.



Description:

The subject lands are located in Carrick-on-Suir in Co. Tipperary, on the Southern banks of The River Suir at Carrickbeg. The lands are flanked by two regional roads at either end of the site, with the Waterford Road (R680) at the Northern end of the site, and the Lemybrien to Carrick-on-Suir Road (R676) at the Southern end of the site, which also forms the border between Co. Tipperary and Co. Waterford. The site is rectangular in shape, gently sloping in a Southerly direction, with access possible from both roads.

The lands are situated c. 600m from The Dillon Bridge in Carrick-on-Suir and c. 800m from the Main Street. The Northern end of the site has footpath access from the town centre, and currently has agricultural access from the public road.

The site adjoins the Castle Court & Castle Heights housing developments to the right, which are quality developments of mixed house types including semi-detached and detached homes. It is also adjacent to the Manor Gate and Manor Close housing developments which are also mixed house type developments with detached homes and semi-detached homes.

This site is currently undeveloped and offers enormous potential for a large residential development of mixed house types and associated amenities (subject to the appropriate planning permission). This is one of the largest zoned sites to be offered for sale in Carrick-on-Suir in recent years and would present an unmissable opportunity to any residential home builder or developer alike.

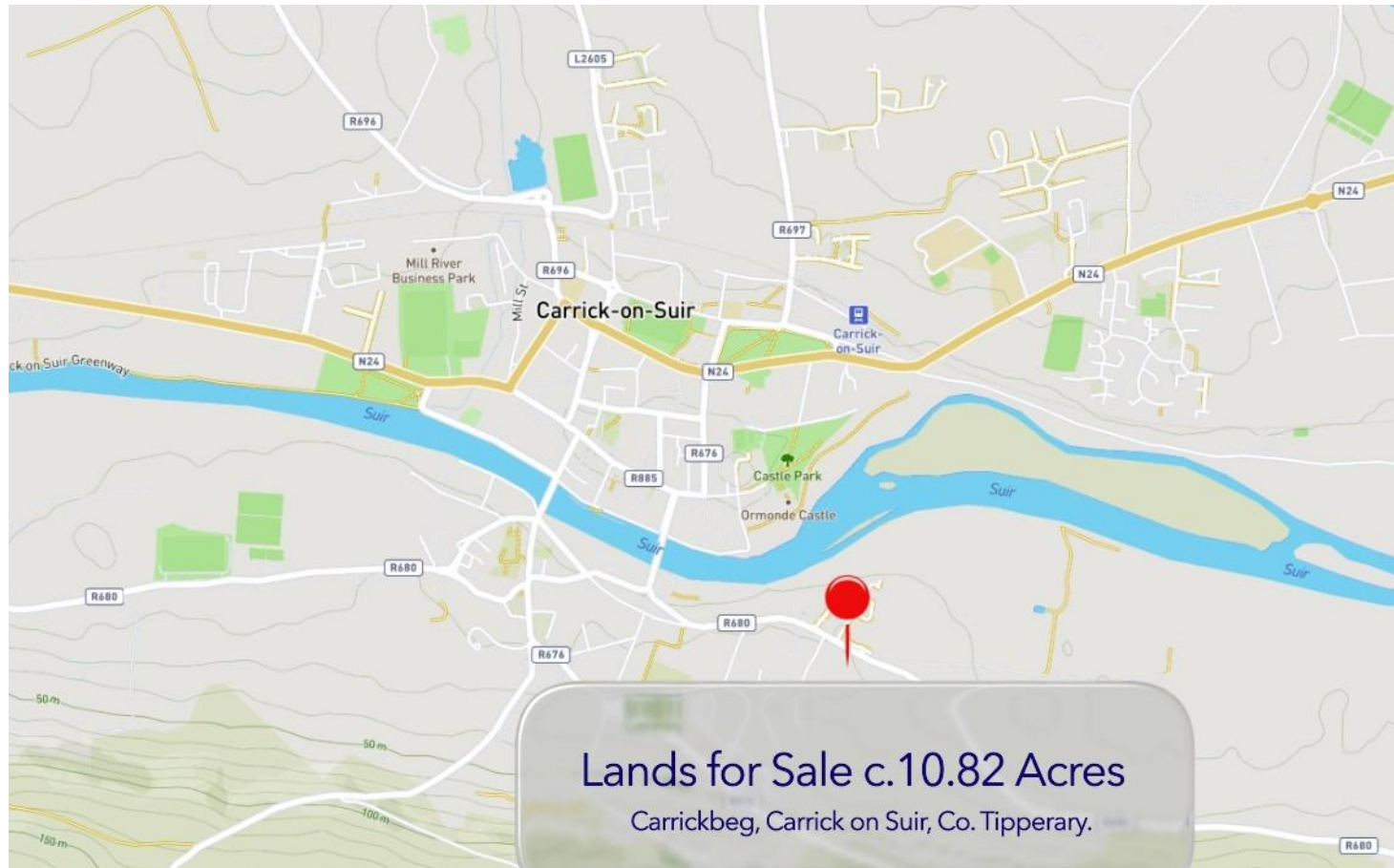
Carrick-on-Suir's strategic location makes it an ideal base for commuters, remote workers and families. With easy access to the business hubs of Waterford and Clonmel, and within easy reach of three of Ireland's major cities, it offers the rare combination of rural charm and urban convenience.



Location:

Carrick-on-Suir is ideally situated in the heart of Ireland's South-East, enjoying a strategic location between major urban centres. Nestled on the banks of the River Suir and close to the Tipperary-Waterford border, it offers a perfect balance between tranquil countryside living and excellent regional connectivity.

The town is located on the N24 national primary route, making it a key link between the cities of Waterford and Limerick, and offering quick access to Clonmel, Cork, and Dublin.

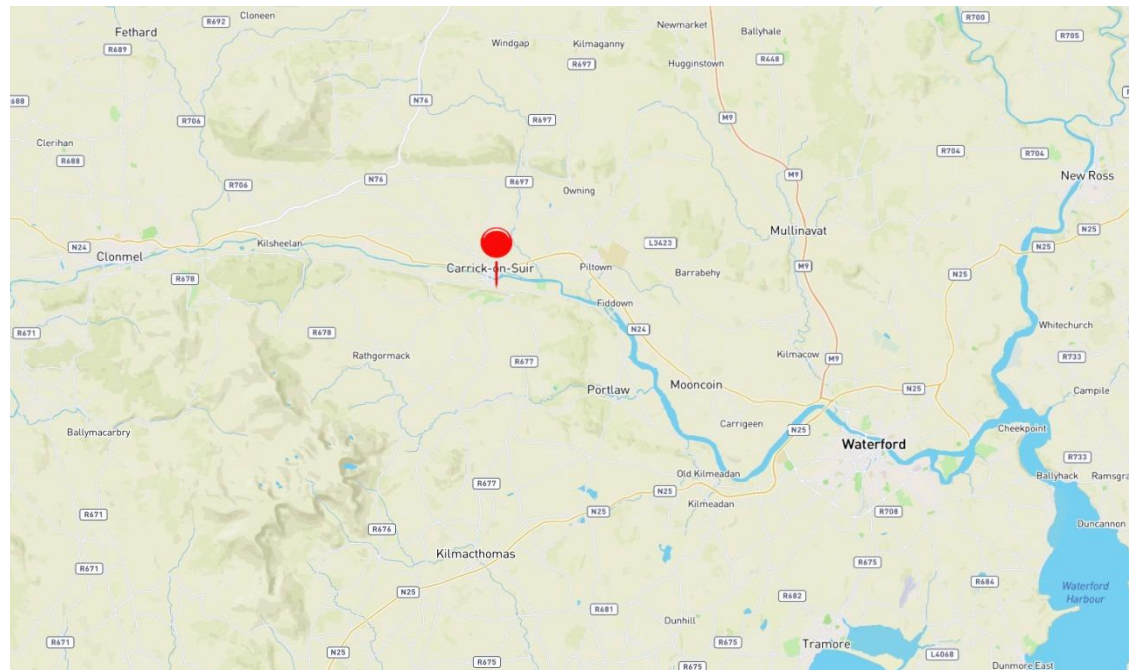


Transport & Connectivity:

- Road: Carrick-on-Suir lies on the N24 with direct routes to Waterford and Limerick, and connects easily to the M9 motorway at Waterford for travel to Dublin and Kilkenny.
- Rail: Carrick-on-Suir Railway Station is served by the Limerick Junction–Waterford line, offering rail connections to Clonmel, Tipperary Town, Limerick Junction (with onward national routes), and Waterford.
- Bus: Regular services provided by Bus Éireann and private operators connect the town to Clonmel, Waterford, and surrounding areas.

Proximity to Key Urban Centres:

- Clonmel – 26 km - approx. 25 minute journey
- Waterford City – 30 km - approx. 30 minute journey
- Kilkenny – 50 km - approx. 45 minute journey
- Cork City – 110 km - approx. 1 hour 45 minutes
- Limerick City – 100 km - approx. 1 hour 30 minutes
- Dublin City – 170 km - approx. 2 hours via M9 motorway



CARRICK-ON-SUIR:

Nestled along the River Suir with the Comeragh Mountains as its backdrop, Carrick-on-Suir offers an ideal setting for residential living. This vibrant town in Co. Tipperary combines historical charm, natural beauty and a wealth of amenities—perfect for families, professionals and retirees alike.

Education & Schools:

Carrick-on-Suir boasts an excellent selection of educational institutions. For primary schooling there are Presentation Primary School in Greenside South, Scoil Mhuire, Ballyneale National School, and a newly established state-of-the-art Gaelscoil Charraig na Siúire offering a modern facility with bright classrooms, library, nature areas and support rooms, located between the North Quay and Clonmel Road. Secondary education is well catered for with Comeragh College and Edmund Rice Secondary School serving Carrick and the surrounding area.

Sports, Recreation & Leisure Facilities:

For active living, the Sean Kelly Sports Centre is a major hub. It features a gym, indoor swimming pool, fitness classes, personal training, and a multi-purpose sports hall. The Carrick-on-Suir Handball & Racquetball Club has both indoor and outdoor courts, full changing facilities and a gym. Castleview Lawn Tennis Club provides artificial grass tennis courts. You'll also find GAA (Carrick Davins, Swans, St. Molleran's) clubs, soccer (Carrick United AFC), rugby and even triathlon clubs. Riverside amenities include the Suir Blueway offering walking, cycling, kayaking, and angling. A new 3x3 basketball court is being added to Sean Healy Park to enhance outdoor sports options.

Other Local Amenities & Lifestyle:

Carrick-on-Suir has a strong town centre with independent shops and larger supermarkets such as SuperValu. Cafes, pubs, various restaurants and bistros are widely available. Health and community services are well provided, including healthcare facilities, the Community Resource Centre, childcare, Montessori and playschool options. Parks and green spaces, such as Sean Healy Park and riverside walks, offer peaceful relaxation and scenic beauty right on your doorstep. Excellent transport links include national rail and bus services to nearby towns and cities like Waterford and Clonmel, and the N24 road for regional access.

CHILDCARE & EDUCATION:

Childcare:

Treasure Island Childcare
Sugradh Creche Greenhills
Little Orchard Playschool
Little Rascals Playgroup Carrickbeg
Little Scholars Playschool
Marthas Montessori
Under the Tree Afterschool
Carrick Breakfast & Afterschool
Under The Tree Afterschool

Post-Primary Schools:

Edmund Rice Secondary School
Scoil Mhuire
Comeragh College

ELDER CARE:

Camphill Community
Sonas Nursing Home
Greenhill Nursing Home
Carrick-on-Suir Day Care Centre for the Elderly

Primary:

St Marys CBS Primary School
Presentation Primary School
Gaelscoil Charriag na Siuire (new school 2025).

Further Education:

Carrick on Suir Further Education and Training Centre
Carrick on Suir Community Resource Centre
Teagasc Kildalton College – Piltown (6km)
SETU Waterford (Bus Route – c.30km)

FURTHER INFORMATION:

Auction Details: The property will be auctioned on the DNG Auction Platform at 12:00 Midday on the 12th of November 2025 (Unless Previously Sold). Please refer to the web advert or agent for the Auction Link. A full legal pack is available to download from the auction site @ <https://www.dngauctions.ie/>

Agent Details: DNG Reid & Coppinger
52 High Street
Waterford
Tel: 051-852233
Email: info@dngreidandcoppinger.ie

Title: It is understood that the property is held in Freehold.

Services: Interested parties are advised to satisfy themselves on the availability and capacity of all services.

Solicitor Details: Mr. Thomas Norris
MW KELLER & SON SOLICITORS LLP
8 Gladstone Street
Waterford X91 E896
Tel: 051-877029
Email: tom@mwkeller.ie

AUCTION GUIDE: €1,350,000

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