

FOR SALE BY PRIVATE TREATY

ARDA NA DEIRGE

— Killaloe, Co Clare —

On the Instructions of Padraic Monaghan, Receiver, KPMG.



Prime Development Opportunity Approx. 10.64 acres

Sale Highlights

- Full Planning Permission P11/26 & (PL 03.239393) to complete Phase 1 (4.31 acres)
- Phase 1 includes; 9 x 4 bed detached 1,350 sq ft units & 18 x 3 bed semi detached 1,345 sq ft units (3 detached units not for sale)
- Further development potential SPP on remaining 6.33 acres
- Development levies paid in full
- Advised that mains services are in place to complete Phase 1

ARDA NA DEIRGE

DESCRIPTION

Killaloe is a popular heritage town best known as a prime residential location and for its sailing fishing and water related leisure activities. The town is located on the western bank of the River Shannon just below Lough Derg. It has the benefit of easy access to Limerick City which is now a mere 20 minute journey via the new M7 Limerick / Dublin Motorway and Shannon airport is also just 35 minutes away.

Killaloe is a much sought after residential location owing to the attractiveness of its setting, the lifestyle offering and the availability of a vast array of services such as primary and secondary schools, restaurants, pubs, shops, golf courses and the many local visitor attractions. The neighbouring town of Ballina, Co Tipperary lies opposite Killaloe and further enhances the services and amenities on offer.

THE PROPERTY

The property consists of a partially completed development known at Arda na Deirge all on 10.64 acres All units are timber framed and have pitched natural slated roofs with both hard wood and PVC double glazed windows.

Phase 1 includes:

- 9 x 4 bed detached [1,350] sq ft units - (1 complete unit, 7 units to 1st & 2nd Fix and 1 unit at Foundation Level) 3 detached units are not for sale
- 18 x 3 bed semi detached [1,345] sq ft - (1 complete unit, 7 units to 1st & 2nd Fix, 6 units at Foundation Level, 2 Shell / Roofed units & 2 unbuilt units)

Phase 2 includes:

- 6.33 acre site with planning permission (now expired) for 57 units, (7 plots are not for sale: see reserved plots on site map)





SERVICES

The Area Engineer for Killaloe has confirmed that there is adequate mains services capacity to complete the development of Phase 1 which has the benefit of full planning permission granted under 11 / 36 and ABP ref PL 03.239393.

TOWN PLANNING

Planning permission for the development of 87 houses on the entire site was granted under planning permission Ref 04/1859 however this has now expired.

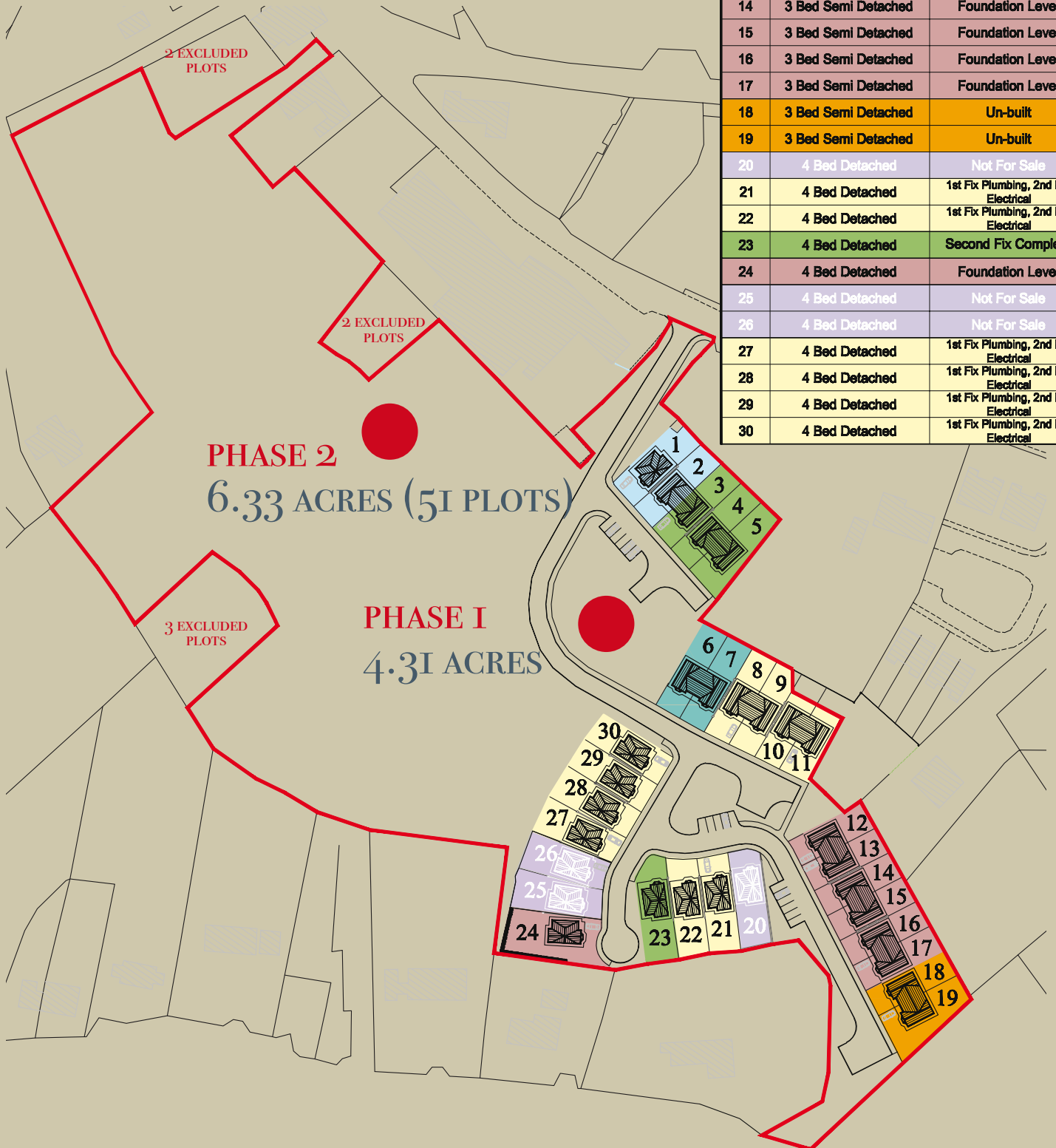
There is full permission in place under planning permission ref P11/36 and ABP PL 03.239393 for the completion of Phase 1. All planning contributions have been paid in full.



SALE HIGHLIGHTS

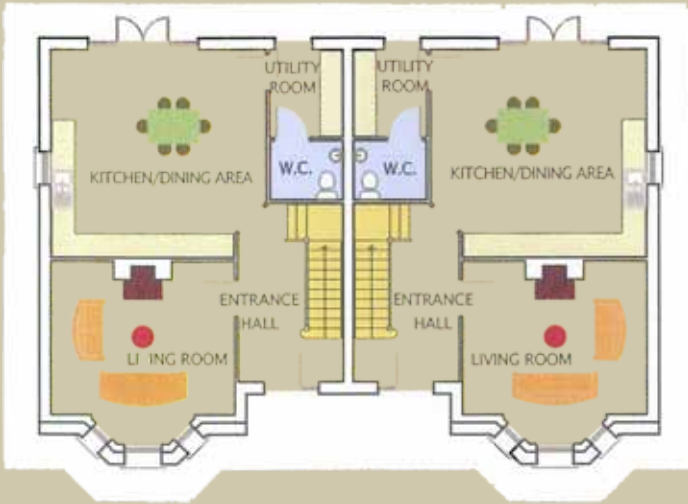
- Full Planning Permission P11 / 26 and Full Planning Permission (PL 03.239393) to complete Phase 1 (4.31 acres)
- Phase 1 includes; 9 x 4 bed detached 1,350 sq ft units & 18 x 3 bed semi detached 1,345 sq ft units (3 detached units not for sale)
- Further development potential SPP on remaining 6.33 Development levies paid in full
- Advised that mains services are in place to complete Phase 1

House Schedule		
	Type	Status
1	4 Bed Detached	Showhouse
2	3 Bed Semi Detached	Showhouse
3	3 Bed Semi Detached	Second Fix Complete
4	3 Bed Semi Detached	Second Fix Complete
5	3 Bed Semi Detached	Second Fix Complete
6	3 Bed Semi Detached	Shell / Roofed
7	3 Bed Semi Detached	Shell / Roofed
8	3 Bed Semi Detached	1st Fix Plumbing, 2nd Fix Electrical
9	3 Bed Semi Detached	1st Fix Plumbing, 2nd Fix Electrical
10	3 Bed Semi Detached	1st Fix Plumbing, 2nd Fix Electrical
11	3 Bed Semi Detached	1st Fix Plumbing, 2nd Fix Electrical
12	3 Bed Semi Detached	Foundation Level
13	3 Bed Semi Detached	Foundation Level
14	3 Bed Semi Detached	Foundation Level
15	3 Bed Semi Detached	Foundation Level
16	3 Bed Semi Detached	Foundation Level
17	3 Bed Semi Detached	Foundation Level
18	3 Bed Semi Detached	Un-built
19	3 Bed Semi Detached	Un-built
20	4 Bed Detached	Not For Sale
21	4 Bed Detached	1st Fix Plumbing, 2nd Fix Electrical
22	4 Bed Detached	1st Fix Plumbing, 2nd Fix Electrical
23	4 Bed Detached	Second Fix Complete
24	4 Bed Detached	Foundation Level
25	4 Bed Detached	Not For Sale
26	4 Bed Detached	Not For Sale
27	4 Bed Detached	1st Fix Plumbing, 2nd Fix Electrical
28	4 Bed Detached	1st Fix Plumbing, 2nd Fix Electrical
29	4 Bed Detached	1st Fix Plumbing, 2nd Fix Electrical
30	4 Bed Detached	1st Fix Plumbing, 2nd Fix Electrical

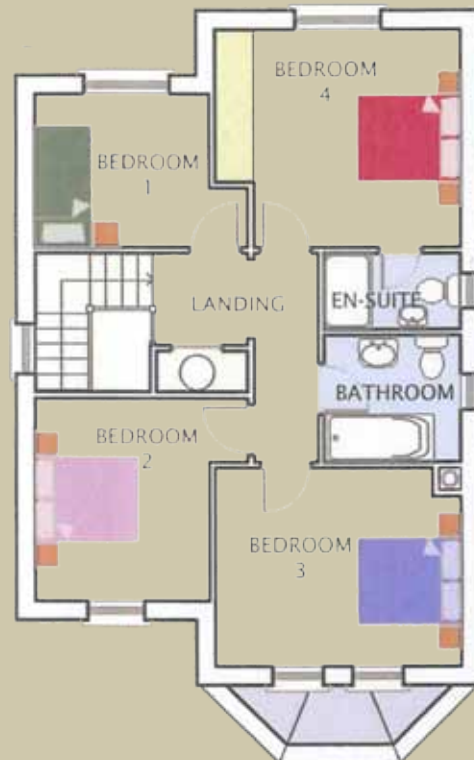
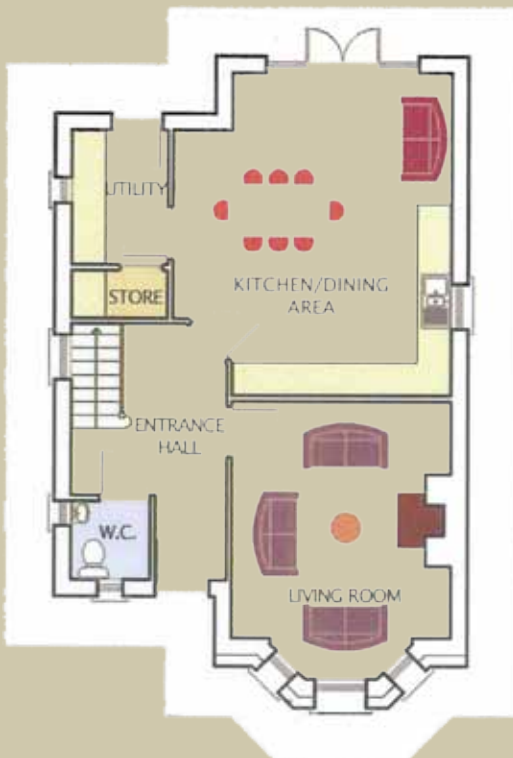


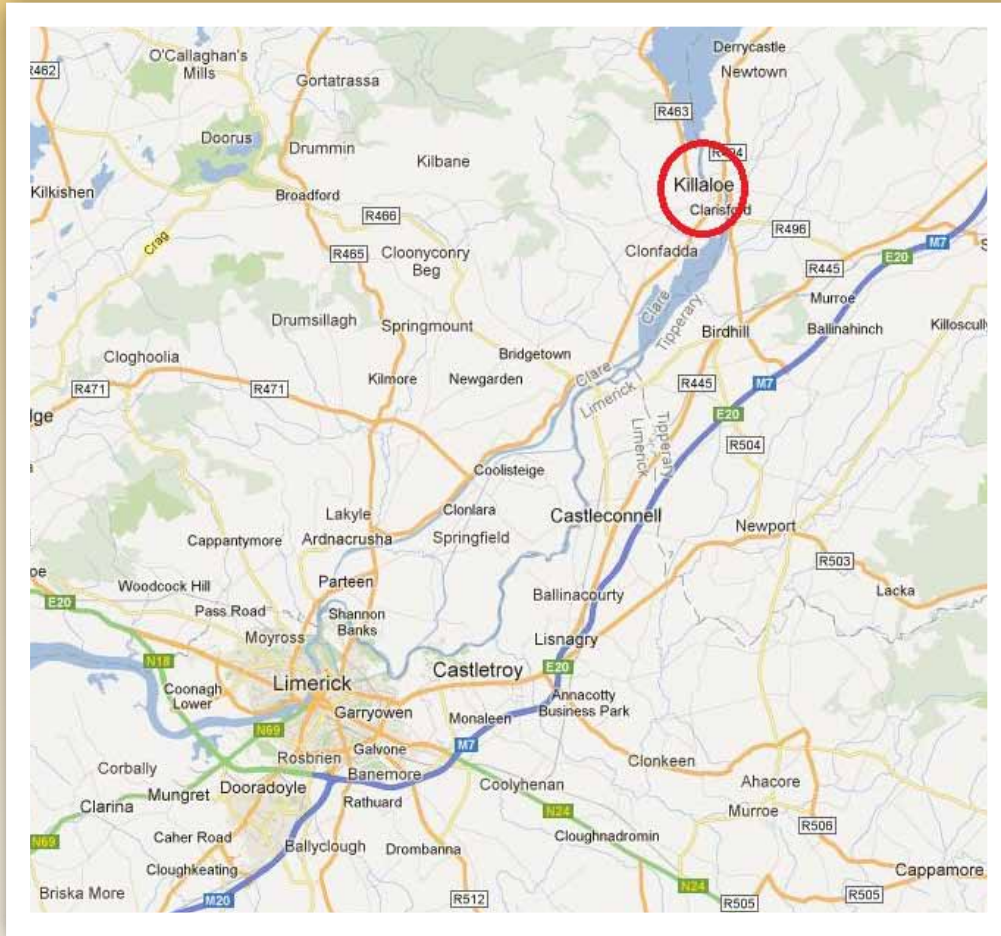
FLOOR LAYOUTS

3 BEDROOM SEMI-DETACHED HOUSE (1,345 SQ.FT)



4 BEDROOM DETACHED HOUSE (1,350 SQ.FT)





ASKING PRICE: €400,000 plus VAT.

TITLE: Freehold subject to rights of way.

Selling Agents

Harry Brann Auctioneers & Valuers

Limerick Road
Killaloe
Co Clare
Tel 061 376 380 / 375 951
www.harrybrann.com

Contact: John Phelan



Certified Auctioneers and Valuers
Serving the Lough Derg area

Savills

11 South Mall
Cork
Tel 021 4271 371
www.savills.ie

Contact: Denis O'Donoghue



Solicitors

Matheson Ormsby Prentice

70 Sir John Rogerson's Quay
Dublin 2
Tel 01 232 2000
Contact: Peter McKeever
www.mops.ie

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