

*For Sale*

*By Private Treaty*

*Cloonmore, Boherbue, Tralee*



## **Prime 2 Acre Development Site**

Ger Carmody Auctioneers and Sherry Fitzgerald Stephenson Crean are delighted to present to the market a prime development site on the edge of Tralee town centre. This 2 acre site is zoned 'Residential' with road frontage onto the busy N21/N22 Limerick/Cork roads. This site offers excellent potential to developers seeking a well-located site at the gateway to Tralee town.

- **Zoned Residential**
- **Approx. 10 metres of road frontage**
- **Regular shaped Greenfield Site**
- **Only 10 minute walk to town centre**
- **Close to Tralee ITT, Kerry University Hospital and Manor Retail Park**
- **Established residential area with several amenities close-by**

*Guide Price in Excess of €450,000*

## Zoning & Planning

The 2 acre site has the benefit of being zoned 'Residential' according to the recently released Tralee Municipal District LAP 2018 – 2024.

There is a proposed road to the south of the site to be developed in the future which will further increase the site's profile. The site is contained in two separate Folios KY27355 and KY23750



## Location and Nearby Amenities

Fronting onto Tralee's main access corridor, this greenfield site is only a 10 minute walk to Tralee town centre and is surrounded by a number of key businesses and services such as Tralee ITT, University Hospital Kerry, Kerry County Council and Manor Retail Park.

The immediate area is well established and offers residents an array of services such as Tralee Bus & Railway Station, Dunnes Stores, a pharmacy, café and off-licence making this site a highly attractive opportunity.

## Contact

For further information please contact joint agents Ger Carmody Auctioneers (066) 7190699 or Sherry Fitzgerald Stephenson Crean (066) 7180822.

