

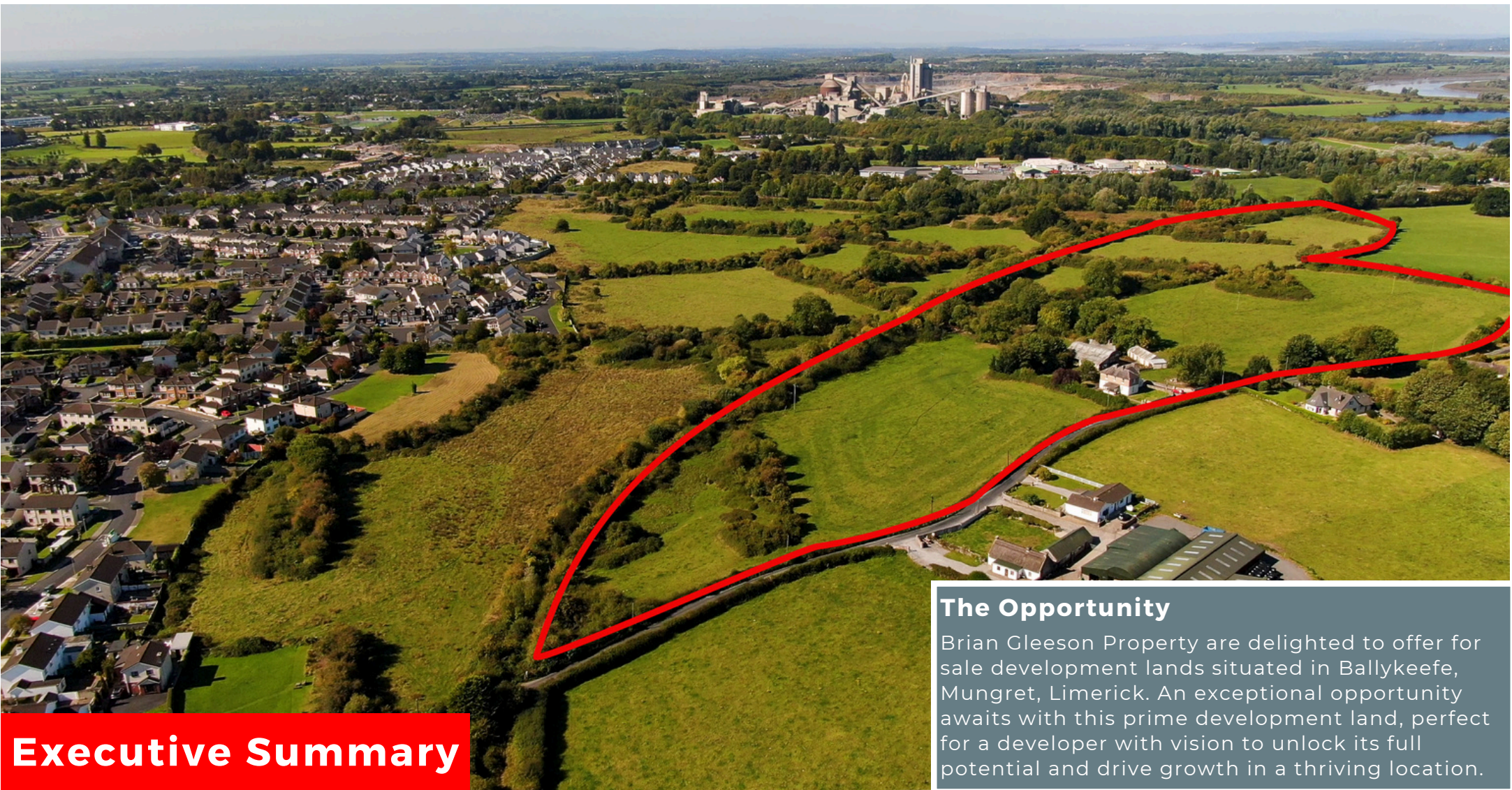
Circa 23.5 Acres Ballykeeffe

MAGNIFICENT DEVELOPMENT OPPORTUNITY

Mungret, Co.Limerick



Brian Gleeson Property



Executive Summary

The Opportunity

Brian Gleeson Property are delighted to offer for sale development lands situated in Ballykeefe, Mungret, Limerick. An exceptional opportunity awaits with this prime development land, perfect for a developer with vision to unlock its full potential and drive growth in a thriving location.



Superb development opportunity located just **4km southwest of Limerick City Centre**



Two zoning objectives - 'Enterprise and Employment' (measuring c.20.5 acres) and 'Agriculture' (c.3.0 acres)



Strategically positioned along the N18 Southern Ring Road linking to Shannon airport and M7 to Dublin



Located less than 2km to the popular **Crescent Shopping Centre & University Hospital Limerick**



Situated just 2km from **Mungret Public Park**



Located in close proximity to a large selection of pharmaceutical companies such as **Johnson & Johnson, Eli Lilly, etc.**

Location, Location, Location!

This land offers an ideal opportunity to create a bespoke development subject to obtaining the necessary planning consent.

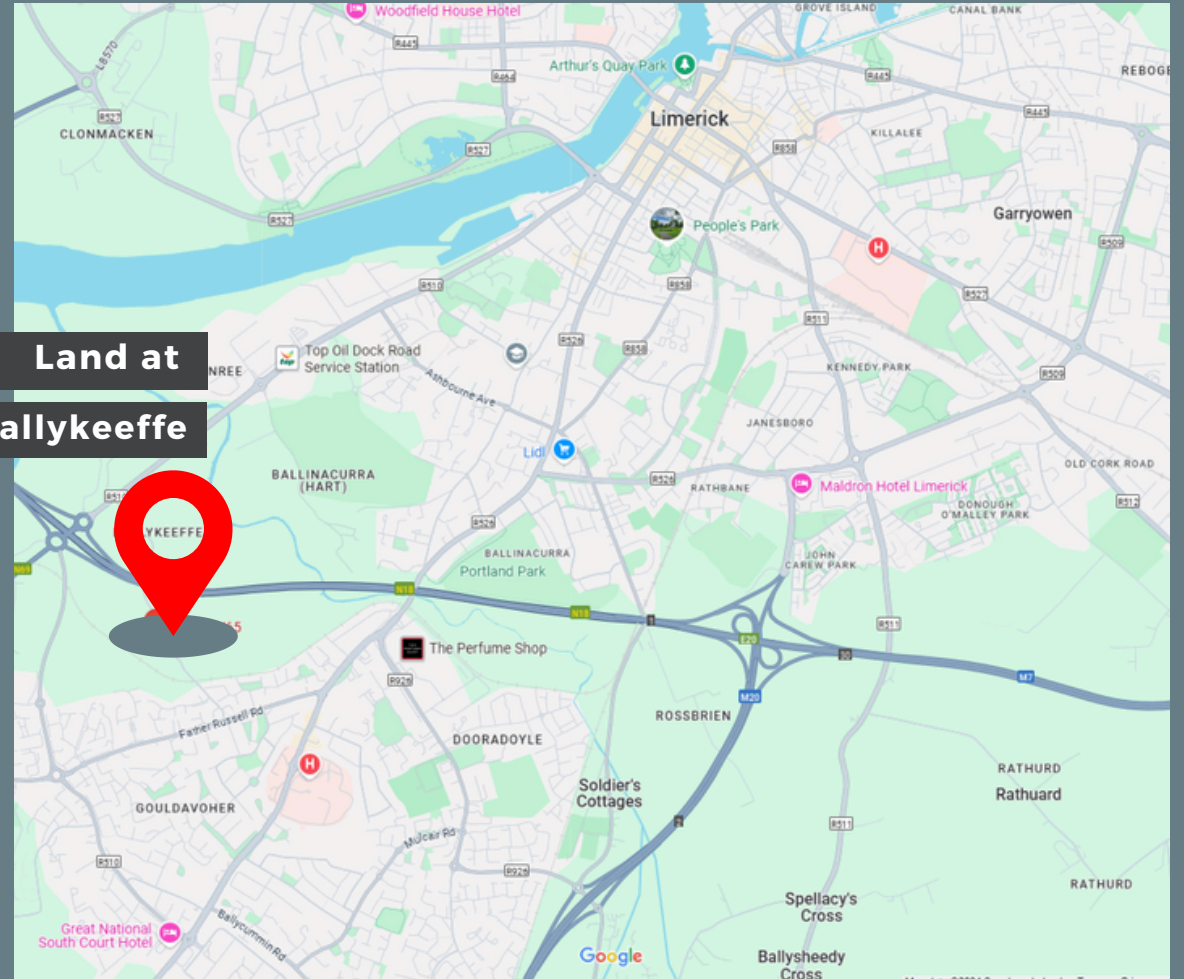
The property is well located and within close proximity to the N18 Southern Ring Road linking to Shannon airport and M7 to Dublin

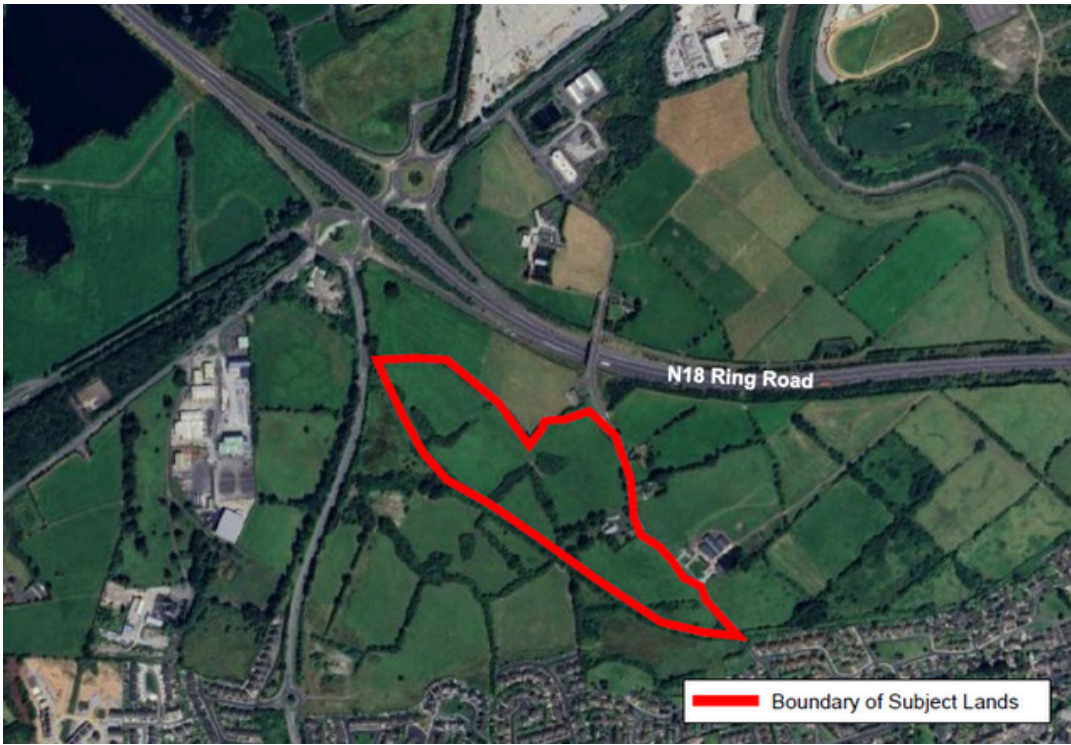
To the north of the site are a number of established commercial areas off Dock Road which are comprised of large commercial units and vehicle dealerships. To the north east of the site is Limerick Greyhound Stadium and a number of residential areas with associated neighbourhood uses. The south west of the site primarily consists of established residential areas and the Crescent Shopping Centre at Dooradoyle. Limerick University Hospital is also situated within this area of the city.

Located in the townland of Mungret, and only a short distance to the bustling Dooradoyle suburb and Limerick city, this is a magnificent opportunity to acquire a Limerick development lands.



Land at
Ballykeeffe





AMENITIES

These lands play a vital role in the future growth of Limerick City, offering a rare generational opportunity to design and build a remarkable mixed-use development, subject to the appropriate zoning. Limerick City, right on the gush of the river Shannon is a picturesque thriving city with many amenities and facilities; including top class revered university, schools, shops, cafes, restaurants, bars, golf courses, leisure centre, many sports clubs and of course home to Limerick hurling and Munster rugby

TRANSPORT

- 20 minutes to Shannon Airport
- 2 hours 15 minutes minutes to Dublin City
- 4km to Limerick City Centre

LOCAL ATTRACTIONS

- People's Park
- Limerick Milk Market
- The City Boardwalk
- Limerick Greenway
- King Johns Castle
- Adare Manor
- Thomond Park Stadium

SCHOOLS

- University of Limerick
- Limerick Institute of Technology
- Mary Immaculate College
- Crescent College Secondary School
- Educate Together Secondary School
- St. Paul's National School
- St. Gabriel's National School

SHOPPING

- Crescent Shopping Centre (1.8km) including stores such as:
- Boots, Tesco, Specsavers, Holland & Barrett along with a large selection of other stores

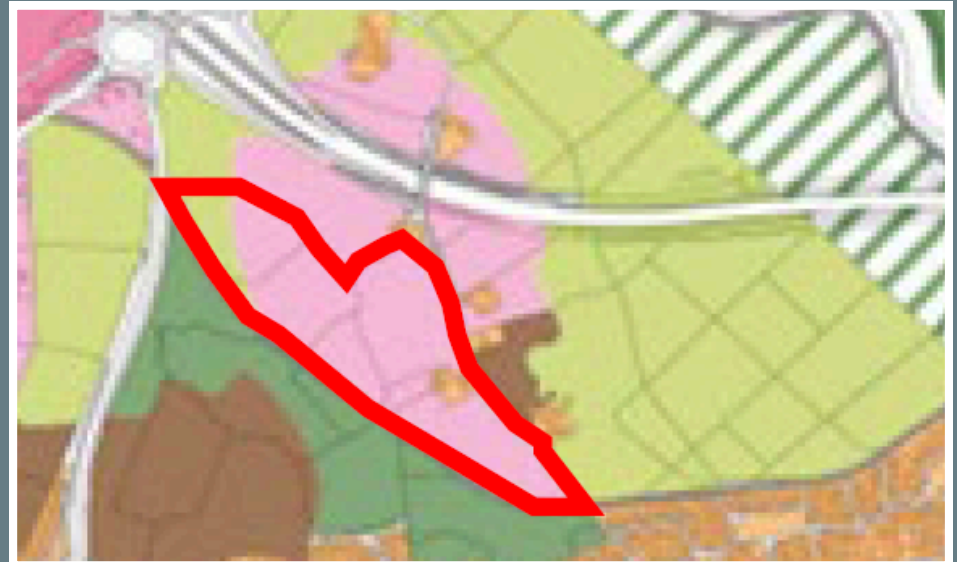
Zoning & Development Potential as per the Limerick Development Plan 2022 - 2028



Limerick City & Environs Zoning Map Material Alterations

LEGEND

- Existing Residential
- Enterprise & Employment
- Agriculture
- New Residential
- Open Space & Recreation







Sole selling agent **Brian Gleeson Property**

Guide: POA **Title:** Freehold **Viewings:** By Appointment Only

For further information call us on **058 44200** or email **info@gleesonproperty.com**



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Property