

FOR SALE BY PRIVATE TREATY

15.31 ha (37.9 acres), Coolbawn,
Castleconnell, Co. Limerick



Development Land For Sale 15.31 ha (37.9 acres)

Property Highlights

- Substantial parcel of residential development land with positive planning history situated close to the centre of Castleconnell, Co. Limerick
- Foundations are in place for 13 units with substantial additional lands located to the rear of the existing development.
- The subject lands are zoned Residential and Active Open Space under the Castleconnell Local Area Plan 2013 - 2019.
- Castleconnell is situated on the banks of the Shannon approx. 11 km east of Limerick City Centre.

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BER EXEMPT

cushmanwakefield.ie

15.31 ha (37.9 acres), Coolbawn, Castleconnell,
Co. Limerick



The Location

Limerick City is the third largest city in Ireland and is the main service centre for the mid-west region accounting for 191,809 persons (CSO 2016). Limerick City is also home to over 21,000 students annually.

Limerick City is the key driver of economic activity in the Mid-West Region and the focal centre for retail, commercial and third level educational activity within the area. General transport infrastructure in the Limerick City area is strong with numerous national roads and motorways converging the region that are easily accessible from the subject property that include the M7, M20, M18, N24, N21 and N69.

The lands are located on the eastern side of Castleconnell approximately 11km east of Limerick City Centre. The surrounding area is mostly residential in nature and the property forms part of the Coolbawn Meadows Residential Development which comprises a mix of three and four bedroom residential units and a creche.

The majority of the residential developments in the area are mature in nature such as Maple Grove while there are a number of new developments in Castleconnell which have been developed in recent years such as Coolbawn Woods, Castlerock and Bruach na Sionna.

Description

The subject property comprises a greenfield site extending to approximately 15.31 (37.9 acres). The land is regular in shape currently regarded as average agricultural lands.

Part of the site previously had planning permission for 69 residential units. 31 units have been constructed and sold separately while 13 foundations are in place and 25 units were never built. This planning application has now expired.

The site is zoned "Residential Development Area", "Existing Residential" and "Open Space and Recreation".

Zoning

Planning policy for the area is contained within the Under the Castleconnell Local Area Plan 2013 - 2019.

The lands are zoned

- “Residential Development Area - Phase 1”
- “Residential Development Area - Phase 2”
- “Residential Development Area - Phase 3”
- “Existing Residential” and “Open Space & Recreation”.

‘Residential Development Area’ provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity.

Planning

Planning permission was granted in October 2006 (Planning Ref: 06/1354) for the construction of 69 no dwelling units comprising a mix of terrace, semi-detached and detached houses. 31 of these units have been constructed and sold separately, 13

foundations are in place and 25 units were never built. This application was extended in November 2011 and subsequently expired in November 2016. We understand that the contributions pertaining to the development have been paid in full.

Title

We understand the property is held freehold.

Guide Price

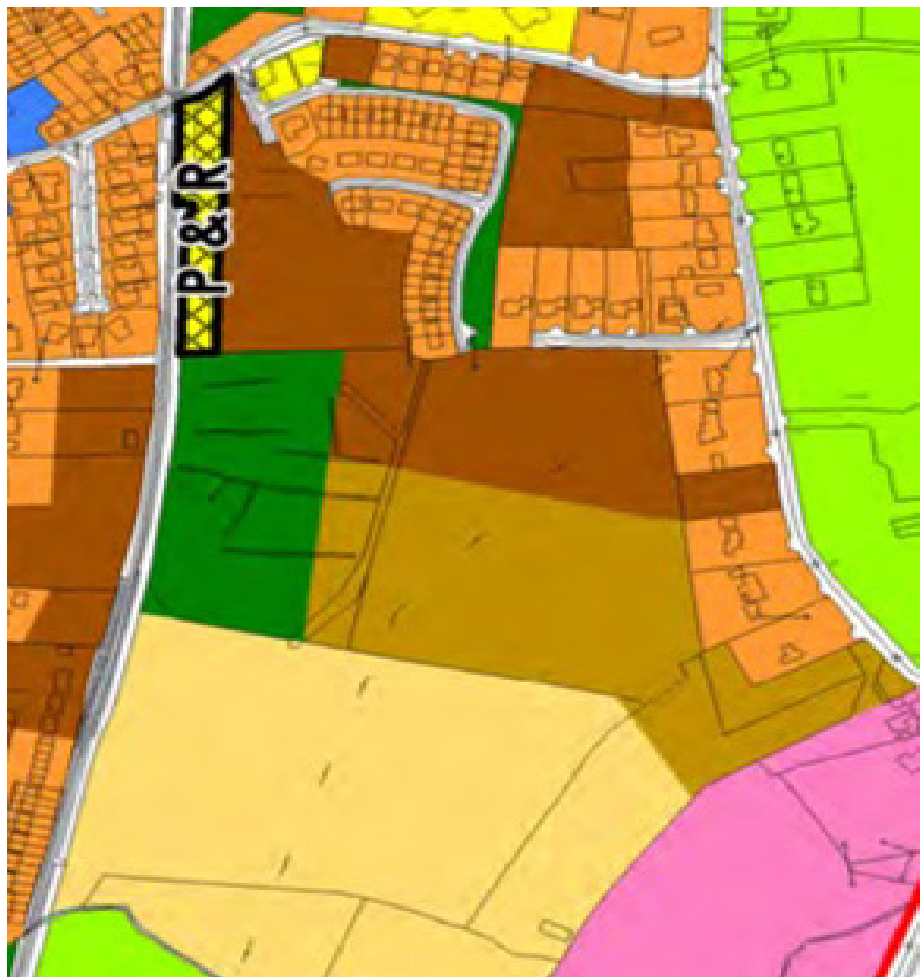
Price on application

BER details

BER: Exempt

Viewings

By appointment with selling agents Cushman & Wakefield



Source: Castleconnell Local Area Plan 2013 – 2019

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Source: Ordnance Survey Ireland



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Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.
PSRA Registration Number: 002222.