

For Sale – By Private Treaty

Lands at Attyflin, Patrickswell, Co.Limerick

70.15 Acres / 28.39 Ha



Lands at Attyflin Patrickswell Co.Limerick

LOT A Approx 21.5 Acres (8.7Ha) Enterprise & Employment

LOT B Approx 48.6 Acres (19.6Ha) Agriculture

Combined Approx 70.15 Acres (28.39Ha)

Property Highlights

- Prominent land-holding of 70.15 acres (28.39ha) located in Patrickswell Co.Limerick
- Highly accessible location, situated just off the M20 Motorway providing ease of access to Dublin, Cork and Galway
- The lands are located immediately adjacent to the Patrickswell Enterprise Centre within close proximity to Limerick City and Raheen Business Park which is home to Eli Lilly, Regeneron, Analog Devices and Dell
- The lands comprise of a greenfield site, currently in agricultural use
- Available in entirety or in separate lots

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Location

The subject lands are located on the edge of Patrickswell Co.Limerick, approx 11.km from Limerick City Centre. The lands are immediately adjacent to the Patrickswell Enterprise Centre and benefit from the surrounding M20 and N21 road network given ease of route to Dublin Cork & Galway.

The lands are approx 5km from the Raheen Industrial Estate which is home to a wide range of domestic and International companies including Analog Devices, Regeneron, Stryker, HSE, Dell and Eli Lilly.

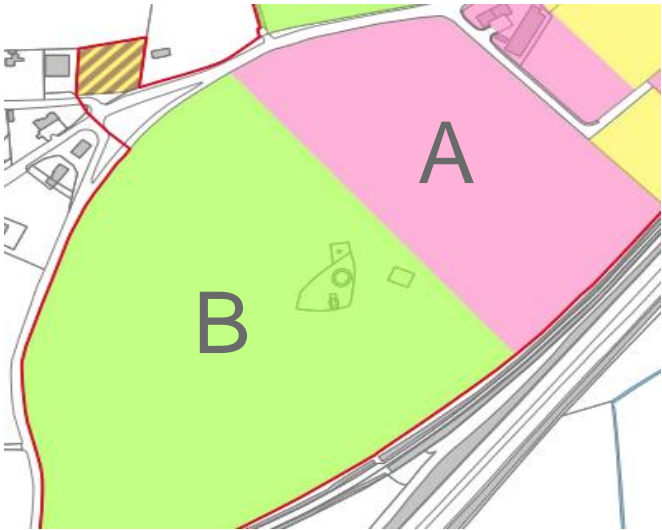
Tenure

The property is held under Freehold Title

Description

The subject lands extend to approx 70.15 Acres (28.39Ha). Approx 21.5 acres are zoned Enterprise & Employment with the remaining 48.6 acres zoned for agricultural use.

Zoning/Planning



A – Enterprise & Employment lands
B – Agricultural Lands

Lot	Zoning	Size (Acres)	Guide Price
Lot A	Enterprise & Employment	21.5	€3,225,000
Lot B	Agriculture	48.6	€1,500,000
Combined	-	70.1	€4,725,000

