



**FOR SALE**

# PRIME DEVELOPMENT LAND

2.5 Acres,  
Ballycasheen,  
Killarney,  
Co. Kerry

# PROPERTY HIGHLIGHTS



Superb Development opportunity on the outskirts of Killarney approximately 2km from the town centre



The land has a site area of approximately 1.01 Hectares/2.5 Acres, and has an irregular shape with a generally flat topography



Excellent profile with substantial frontage along the N22 Killarney to Cork Road and the Ballycasheen Road

## Fantastic development opportunity on a high-profile site



The site benefits from good access potential, large volumes of passing traffic and the scope for a variety of uses



Zoned as M1, Mixed use, General Development and Opportunity site which provides for both commercial and residential uses



The land has the benefit of full planning permission for a development consisting of a nursing home, independent living units and residential units

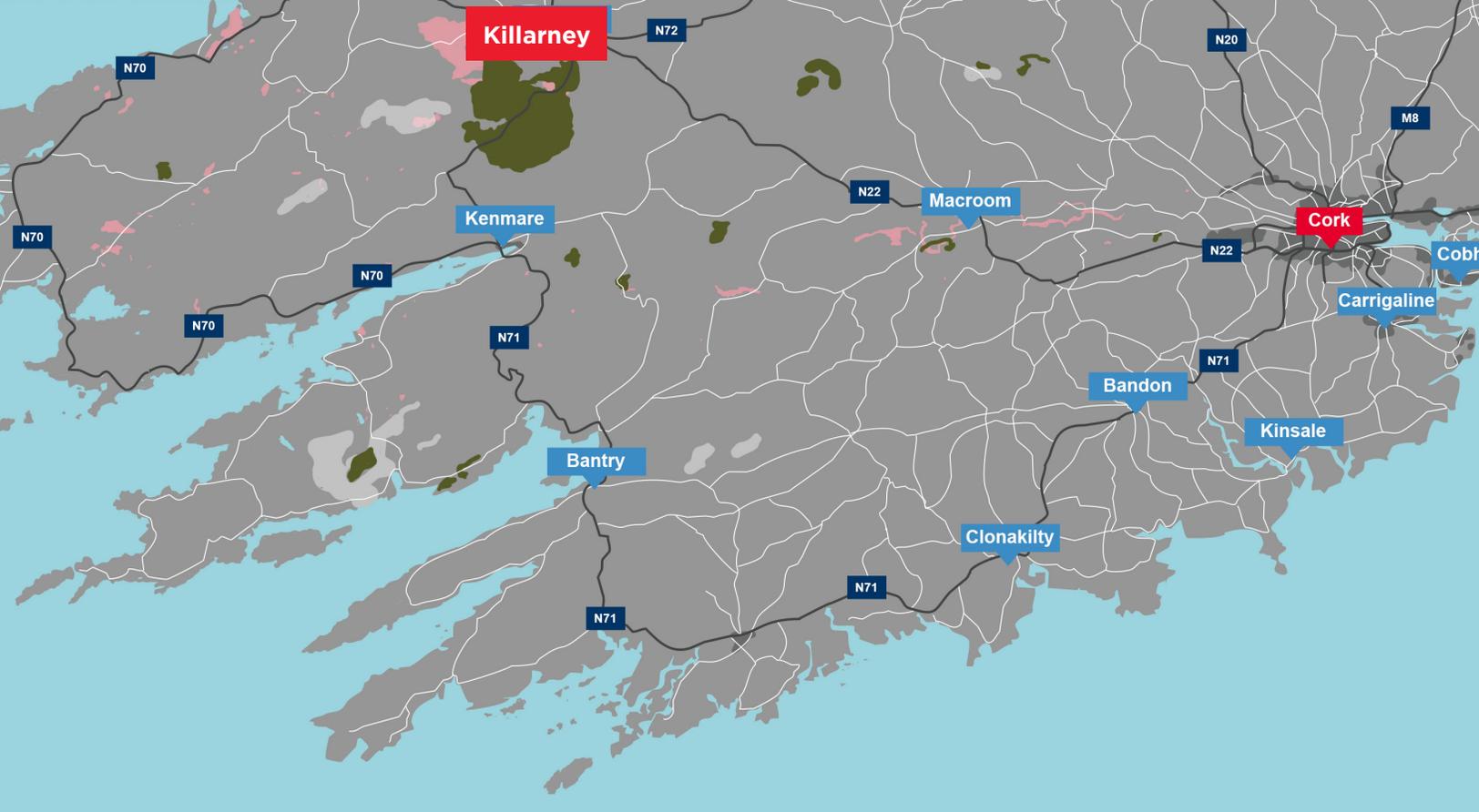


## LOCATION

Killarney is a vibrant tourist town situated in the southwest of Ireland. The town also functions as one of the main commercial hubs in the county, serving both a large local catchment and a substantial year-round tourist market. The local economy is anchored by tourism but strongly supported by retail, hospitality, professional services, healthcare and education. Killarney is well serviced by several major road networks including the N22 Cork Road, frequent national rail & bus services and Kerry airport is a 20-minute drive from the town with daily flights to the UK and other European destinations.

## DESCRIPTION

The Subject land extends to 2.5 Acres / 1.01 Hectares and is situated at the intersection of the N22 Killarney to Cork Road and the Ballycasheen Road. The site is irregular in shape with a low topography and has extensive frontage onto both the N22 and Ballycasheen Roads with good access potential. This development land has an excellent profile with high visibility given its location along a major road network into Killarney. The land has the benefit of full planning permission for a mixed-use development consisting of a 90-bed nursing home, 18 No independent living units and 31 No Duplex/Residential Units. Reference for Kerry County Council: 23759



## PLANNING / ZONING

The land has the benefit of full planning permission for a development consisting of a nursing home, independent living units and residential units. Zoned as M1, Mixed use, General Development and Opportunity site which provides for both commercial and residential uses.

### BER

BER Exempt

### TITLE

Freehold

### VIEWING

On Application

#### CONTACT

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