

Lisney

021-427 5079



TENDER

SUPERB MIXED DEVELOPMENT OPPORTUNITY NEW DISTRIBUTOR ROAD, CASTLETROY, CO. LIMERICK



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- Superbly located Greenfield development site benefiting from planning permission for a mixed residential and commercial development in the affluent suburb of Castletroy, immediately adjacent to University of Limerick and to the new Garryglass roundabout and Southern Ring Road network.
- Total site area of approx: 5.53 hectares (13.68 acres).
- Planning permission for 84 duplex apartments, 221 private apartments, commercial neighbourhood centre, offices, apartments, hotel and public house.
- Fronting the newly opened busy distributor road connecting the Groody Roundabout at Castletroy with the Ballysimon Road.
- Huge savings for developers as there is no Part V planning condition attached to the planning permission and development contributions have been fully paid.
- All main services are in place.
- Available in 1, 2, 3 and 4 lots.

FOR SALE BY TENDER

Date for receipt of tenders: 12 Noon Wednesday October 18th, 2006.

www.lisney.com



LOCATION

The subject lands are situated on the southern outskirts of Limerick City in the affluent suburb of Castle Troy and approximately 5 km from the city centre. The lands front onto and are accessed via a new Distributor Road connecting the Dublin Road (N7) with the Ballysimon Road (N24). This location has seen extensive residential and commercial development in recent years.

These lands further benefit from being located just off the Southern Ring Road affording ease of access to Limerick's main arterial routes.

DESCRIPTION

LOT 1

DUPLEX AND APARTMENT SITE

Extends to approximately 2.2 hectares (5.5 acres) with planning permission for 84 number duplex apartments (42 ground floor apartments plus 42 duplex units). An access road and services run to the northern boundary with similar style units constructed across from the site. The apartment units extend to approximately 75 sq.m. and the duplex units to 115 sq.m.

LOT 2

APARTMENT SITE

Extends to approximately 2.05 hectares (5.125 acres) with planning permission for 221 private apartments with a mix of 1, 2, 3 and 4 bedroom units ranging in size from 54 sq.m. to 152 sq.m. and has extensive frontage to the Distributor Road.

**LOT 3
 COMMERCIAL AND HOTEL SITE**

3(a) Commercial Site

Extends to approximately 0.79 hectares (1.97 acres) with planning permission for a commercial/neighbourhood centre comprising ground floor retail of 1,157 sq.m., first floor office accommodation of 1,127 sq.m. and 16 one and two bedroom apartments on the second and third floor ranging from approximately 67.5 sq.m. - 83.3 sq.m. The site benefits from extensive carparking facilities, fronts onto to the Distributor Road and is adjacent to the new roundabout.

3(b) Hotel and Public House Site

Extends to approximately 0.44 hectares (1.09 acres) with planning permission for a twenty-bed hotel and public house. The public house extends to approx. 510.4 sq.m. with a function room area of approx. 371.6 sq.m. while the hotel area is approx. 743.2 sq.m.

**LOT 4
 THE ENTIRE**

PROCEDURE

Tender documents are available from Whelan Solicitors, Grattan Court, Washington Street West, Cork. Tenders should be returned in a sealed envelope clearly marked "Castletroy Land" to the solicitors office not later than 12 noon on Wednesday October 18th, 2006.

PLANNING PERMISSION AND AGREEMENT WITH LIMERICK COUNTY COUNCIL

Planning Permission was achieved in 2002 for a larger overall mixed use development. Reference 00/2193

- All roads are taken in charge by the County Council.
- A time extension should be granted to the current planning permission.
- Development charges have been paid in full.
- No Part V obligations attached to planning permission.
- Main Services in place.



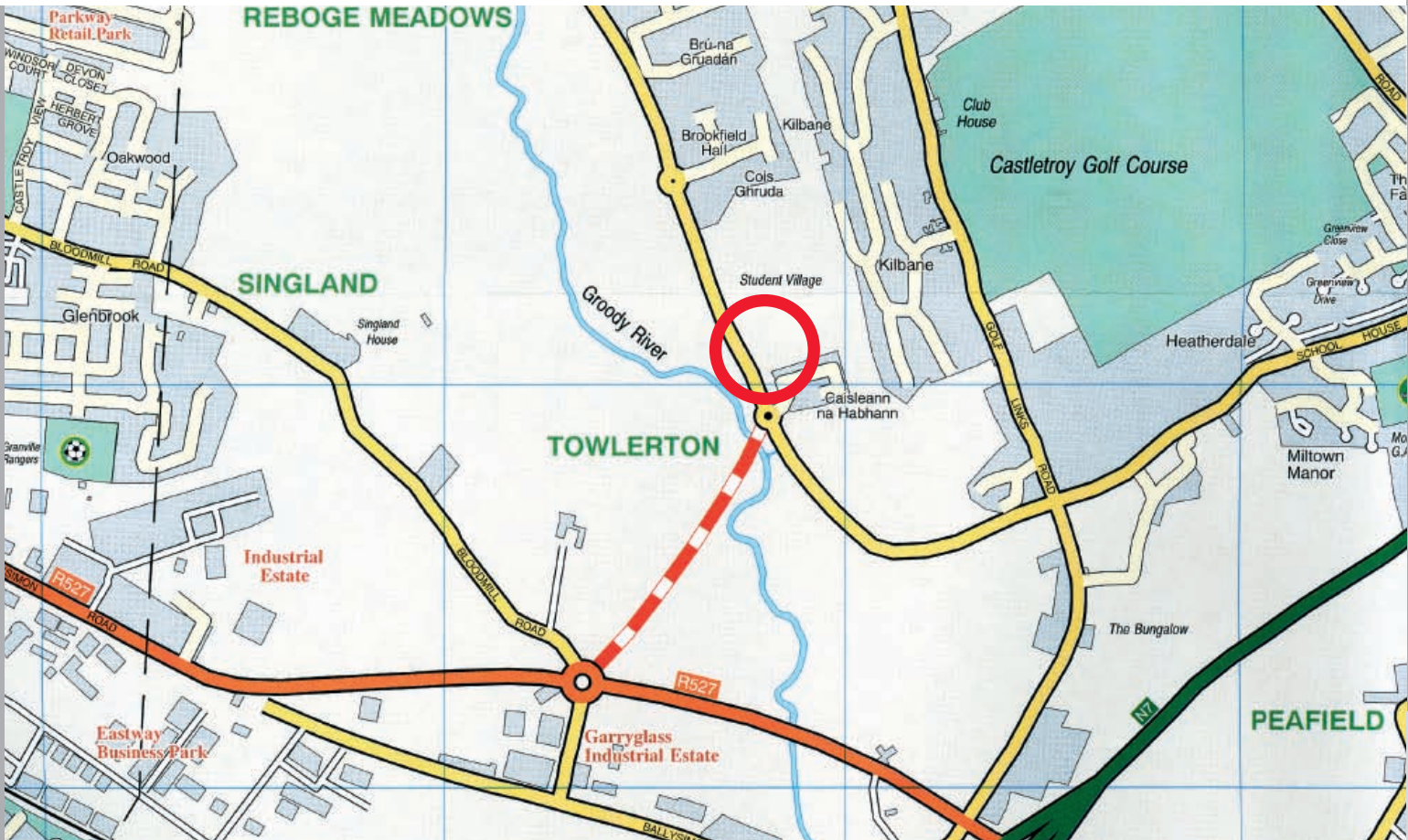
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