



## RESIDENTIAL DEVELOPMENT OPPORTUNITY, PRIOR PARK ROAD, CLONMEL, CO. TIPPERARY



021-427 5079

- Greenfield site extending to approximately 1.25 ha (3.1 acres)
- Zoned 'New Residential' in the Clonmel & Environs Development Plan 2013
- Conditional planning permission granted for the development of 43 no. residential units (ref: 06/550157).
- Within walking distance of all town centre amenities
- Strategic site entrance onto Prior Park Road roundabout
- Conveniently situated just south of the N24 Inner Relief Road
- Situated in a popular commuter town approx. 45 km from Waterford city, 50km from Kilkenny city and 70km from Limerick city



**LOCATION**

The property is situated in Clonmel approximately 800 metres north of the town centre and just south of the N24 Inner Relief Road to the west side of the Prior Park Road roundabout.

The property is conveniently situated in close proximity to all local amenities and is within a few minutes walking distance of the local GAA grounds, Clonmel Celtic FC, LIT College Campus, Topaz forecourt, Tesco, Dunnes Stores Oakville Shopping Centre and a number of national and secondary schools. Clonmel Train & Bus Station is ideally situated off the same roundabout to the east.

The town has a population of approximately 14,257 according to the CSO preliminary results for Census 2016. Clonmel is an attractive commuter town in south Tipperary located approximately 15 km east of Cahir and Junction 10 onto the Dublin M8, 20 km west of Carrick-On-Suir, 45 km from Waterford city, 50 km from Kilkenny city and 70km from Limerick city.

Major employers in Clonmel include Boston Scientific, SNC-Lavalin (previously Kentz), Pinewood Healthcare, MSD and Clonmel Healthcare.

**DESCRIPTION**

The property comprises a greenfield site extending to approximately 1.25 hectares (3.1 acres).

The site is bounded by the Limerick/Rosslare railway line to the north, Prior Park housing estate to the south and west and has a strategic entrance positioned to the eastern boundary onto the Prior Park Road roundabout.

**TOWN PLANNING**

The property is zoned 'New Residential' in the Clonmel & Environs Development Plan 2013.

Clonmel Borough Council granted conditional planning permission (ref: 06/550157) and further granted by An Bord Pleanála (ref: PL 52.227298) in 2008 for the construction of 43 no. residential units comprising a mix of 4 bed semi-detached, 3 bed semi-detached, 3 bed townhouses and 2 bed townhouses.

An extension of duration of planning permission was granted and is due to expire October 31st, 2018.

**TITLE**

The property is held on a freehold title.

**SERVICES**

All main services are available.

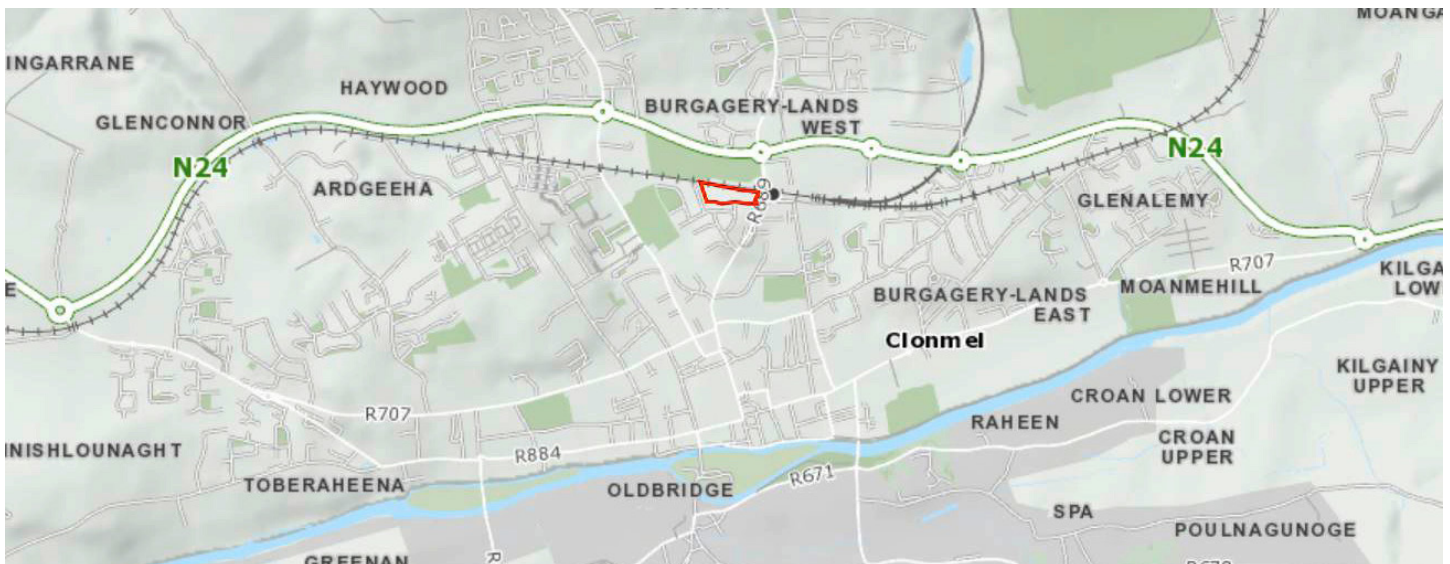
**GUIDE SALE PRICE**

€250,000

**FURTHER INFORMATION**

For further information please contact the sole selling agent Lisney:

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