

LAND

**1.06 ACRES
DERRY NAINTIN
RATHKEALE
CO. LIMERICK**

**POWER
PROPERTY**

FOR SALE BY PRIVATE TREATY



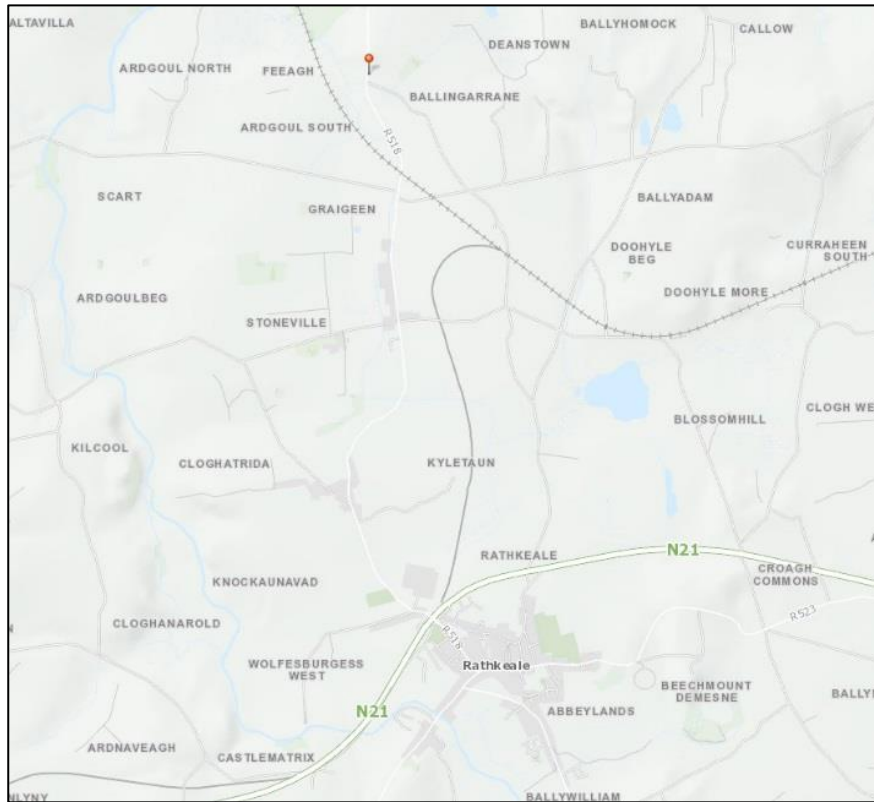
- The subject land comprises a rectangular shaped site extending to approximately 0.42 hectares (1.06 acres).
- The lands are located approximately 3km from Rathkeale Town Centre on the R518 Rathkeale to Askeaton Road

tel: +353 61 318 770
www.ppg.ie

LOCATION

The subject land is located in an area known as Derry Naintin, Rathkeale, Co. Limerick. Rathkeale is a town located just off the N21 Limerick to Kerry Road. At the 2016 Census Rathkeale recorded a population of 1,441 persons. Rathkeale is located 12km from Newcastle West Town Centre and 30km from Limerick City Centre. The lands are located approximately 3km from Rathkeale Town Centre on the R518 Rathkeale to Askeaton Road. The lands are located 4.5km from Askeaton Town Centre.

The Local Authority for the area is Limerick City & County Council.



DESCRIPTION:

The subject land comprises a rectangular shaped site extending to approximately 0.42 hectares (1.06 acres). The subject land has approximately 42 metres of frontage onto the R518 Rathkeale to Askeaton Road and 138 metres of frontage onto a local roadway (L6022). The area is a mix of residential and agricultural use.



ACCOMMODATION:

The approximate gross site area is as follows:

Description:	Area (hectares)	Area (acres)
DERRY, NAINTIN, RATHKEALE, CO. LIMERICK	0.42	1.06

TITLE

Freehold

ZONING

Unzoned.

QUOTING PRICE

Details available on application

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

Naomi Power tel: +353 061 318770

email: naomi@ppg.ie

PSR: 001297 – 001345

John O'Donohue tel: +353 061 318770

email: john@ppg.ie

PSR: 001297 – 007408

Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power Property and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

Commercial & Residential Property Consultants • Estate Agents • Chartered Valuation Surveyors

Limerick: 51 O'Connell Street, Limerick V94HPH9 • tel:+353 61 318 770 • email: limerick@ppg.ie

Galway: 16A Sandyford Business Centre, Bohermore, Galway, H91 KV91 • tel: +353 91 567 331 • email: galway@ppg.ie

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37W567 • tel: +353 90 648 9000 • email: athlone@ppg.ie