

BALLYBEGGAN

TRALEE, CO. KERRY



FOR SALE



PROPERTY SERVICES

Prime Development Land

32.8 Acres (13.27 Ha)

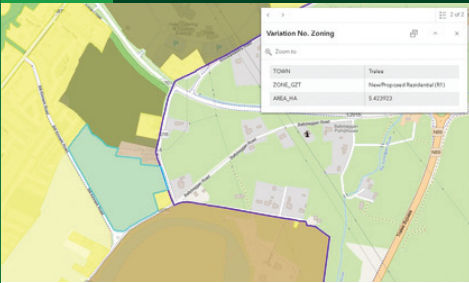
Fully zoned

Available in Entire or in Lots

www.mcquinnconsulting.ie

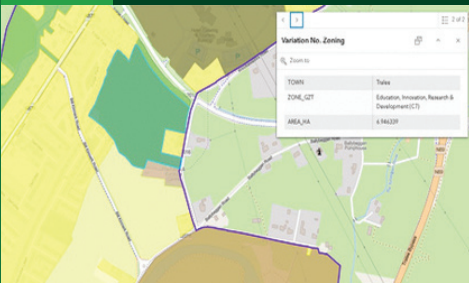
Zoning

The lands are zoned under Variation No. 1 of the Kerry County Development Plan 2022–2028 / Tralee Municipal District Settlements Plan as follows:



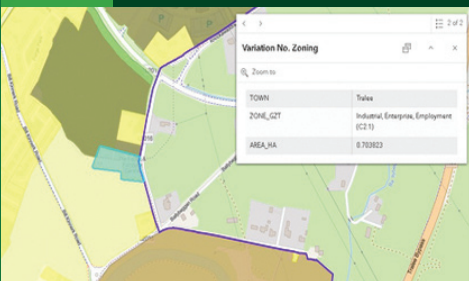
13.38 ACRES 5.42 HA

R1: New/Proposed Residential



17.14 ACRES 6.94 HA

C7: Education, Innovation, Research & Development



1.72 ACRES 0.70 HA

C2.1: Industrial, Enterprise & Employment (includes a commercial yard and residential unit)

Strategic Landbank

Substantial landholding extending to approximately 13.27 hectares (32.8 acres), ideally located in the townland of Ballybeggan, Tralee, adjacent to Munster Technological University (MTU) and just 1 km from the N69 Tralee Bypass.

Prime Frontage: The property benefits from extensive road frontage on four sides, enhancing both access and development potential.

Existing Income: The site includes an income-generating commercial yard (6 units fully let , 1 vacant) and a four bedroom detached residential property, producing strong annual rent. Further lease details are available from the selling agent.

Development Potential: A feasibility study by Kane Williams Architects indicates that the C7-zoned lands could accommodate a student village for up to 900 students (subject to planning permission). The R1-zoned lands may support the development of approximately 140 residential units(STPP).

Services: We understand that services are readily available for connection. However, interested parties are advised to carry out their own due diligence in this regard.



LOCATION OVERVIEW

The lands are superbly located in the townland of Ballybeggan, Tralee, adjacent to MTU and approximately 2.5 km north of Tralee town centre. The N69 Tralee Bypass is just 1 km from the property, providing excellent connectivity to regional and national road networks.

About Tralee

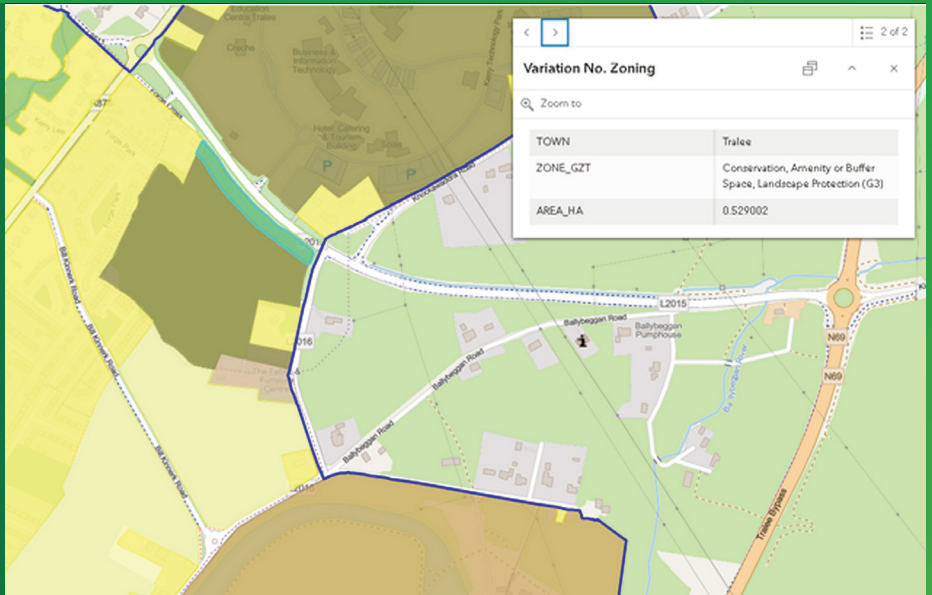
Tralee is the vibrant capital of Co. Kerry, serving as a major commercial, administrative, and educational hub in the southwest of Ireland. The town boasts a diverse mix of educational institutions, healthcare services, retail centres, and cultural amenities. With a growing student population and excellent transport infrastructure - including road, rail, and proximity to Kerry Airport - Tralee continues to attract strong residential and investment interest. Its unique combination of economic activity, natural beauty, and heritage makes it one of the most desirable locations in the region.

DEVELOPMENT OPPORTUNITY

This offering presents a rare opportunity for a purchaser to play a key role in the development of a new suburban neighbourhood within one of the southwest's most dynamic economic, social, and educational centres.

The area is a highly sought-after residential location, benefiting from close proximity to a wide range of amenities, including primary & secondary schools, thirdlevel institutions, healthcare facilities, & leisure amenities. This well-served setting supports both family housing & student-focused development, making it ideal for a mixed use scheme.

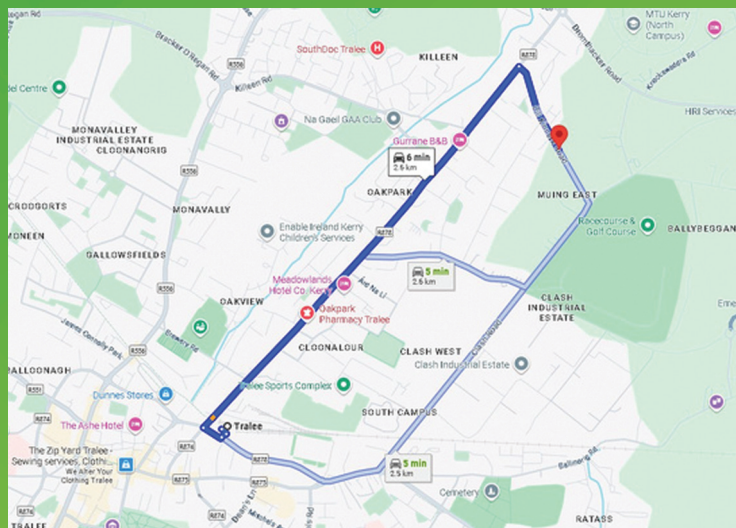




Student Accommodation Market

Ireland is experiencing a growing student accommodation shortfall, with full-time student numbers expected to rise by over 30,000 in the coming decade. This growth alone will create demand for at least 17,000 additional beds, but the total requirement by 2034/35 is projected to exceed 115,000 beds—well above the current national supply of approximately 47,000 beds. Source: Cushman & Wakefield Student Accommodation Review 2024





Viewing & Further Information

Viewings are available by appointment only with the sole selling agents.



Sole Selling Agents: McQuinn Property Services

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by McQuinn's, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by McQuinn's as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by McQuinn's as the vendor's agent, shall give rise to any claim for compensation against the vendor or against McQuinn's, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through McQuinn's. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.