



## Price on Application

Prime Roadside Site Extending to Approx. 2.25 St. Acres with Derelict Farmhouse and Outbuildings.





Prime Roadside Site Extending to Approx. 2.25 St. Acres with Derelict Farmhouse and Outbuildings.

An exceptional opportunity to acquire a substantial roadside site extending to approximately 2.25 statute acres, featuring a derelict farmhouse residence and a selection of traditional outbuildings.

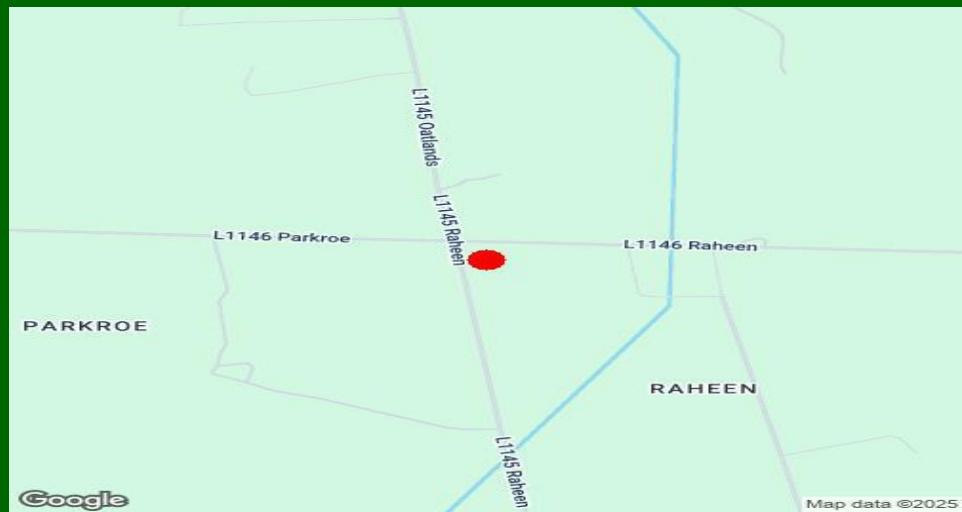
- Superb location adjacent to South Liberties GAA Grounds.
- Only 10 minutes` drive to Limerick City Centre
- Mature setting offering privacy and countryside Charm.
- Ideal for redevelopment (subject to planning Permission).
- Excellent road frontage with easy access.

This unique property offers enormous potential, whether for restoration of the existing structures or for a new build (subject to the necessary planning consents). The site's generous size and excellent positioning make it a rare opportunity for those seeking to create a bespoke home in a peaceful yet convenient location.

Note: This property can be sold subject to planning permission.

Contact Richard Ryan 087 8067772

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### Property Directions:

From Limerick take the Fedamore Road (R511) for 2.5 KM turn left at fork, proceed for 3 KM the property is on the left hand side opposite South Liberties GAA Club, co-ordinates: 52.601342, -8.603211.

### Agent Information:

**Richard Ryan**

**Tel: (087) 8067772**

**Email: [richardryan@gvm.ie](mailto:richardryan@gvm.ie)**

#### Disclaimer

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#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

**GVM**  
**AUCTIONEERS**

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
[limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
[tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)