

Abbey & Convent Road, Clonmel, Co. Tipperary



SUPERB MIXED-USE DEVELOPMENT OPPORTUNITY WITH F.P.P FOR 86 UNITS

Abbey & Convent Road, Clonmel, Co. Tipperary

Key Asset Highlights

- Full planning permission for a high-quality mixed-use scheme comprising 86 residential units, 2 retail units, a café, and an attractive riverside walk.
- Prominent town-centre location with dual frontage onto Abbey Road and Convent Road.
- Strong regional connectivity with immediate access to the N24 and convenient links to national road networks.
- Scenic setting along the River Suir, providing uninterrupted views and a desirable residential environment.

Description

The subject site extends to approximately 5 acres and occupies a strategic position on the southwestern side of Clonmel. With substantial frontage onto two principal streets, the property benefits from excellent visibility and accessibility.

The River Suir forms the full southern boundary of the lands, enhancing the site's appeal and allowing for an attractive riverside amenity within the approved scheme.

The granted planning permission allows for the delivery of a high-quality, integrated development combining residential, retail, and leisure uses, offering a compelling opportunity for developers seeking a well-connected and well-established urban location.



Location

Clonmel is the largest town in County Tipperary and a key commercial and residential centre in the region. The town benefits from strong transport infrastructure, with the N24 providing direct links to Waterford and Limerick, and connections to both the M8 and M9 motorways. Clonmel Train Station, located under 2 km from the site, offers regular rail services, while a network of local and regional bus routes provides further connectivity. The town's population of over 18,000 (Census 2022) continues to experience steady growth, reflecting its ongoing appeal for residents, employers and investors.

Nearby amenities include schools, retail centres and recreational facilities, as well as established employment hubs within easy walking or short driving distance. Clonmel is home to major employers such as Boston Scientific, Abbott Vascular and C&C Group (Bulmers), contributing to a strong local employment base.

The town is also well served for education, with a good selection of primary and secondary schools in the area, along with TUS (Technological University of the Shannon - Clonmel Campus), which provides third-level education. Healthcare services are similarly well supported, with Tipperary University Hospital close by and a wide range of GP and specialist clinics available locally.



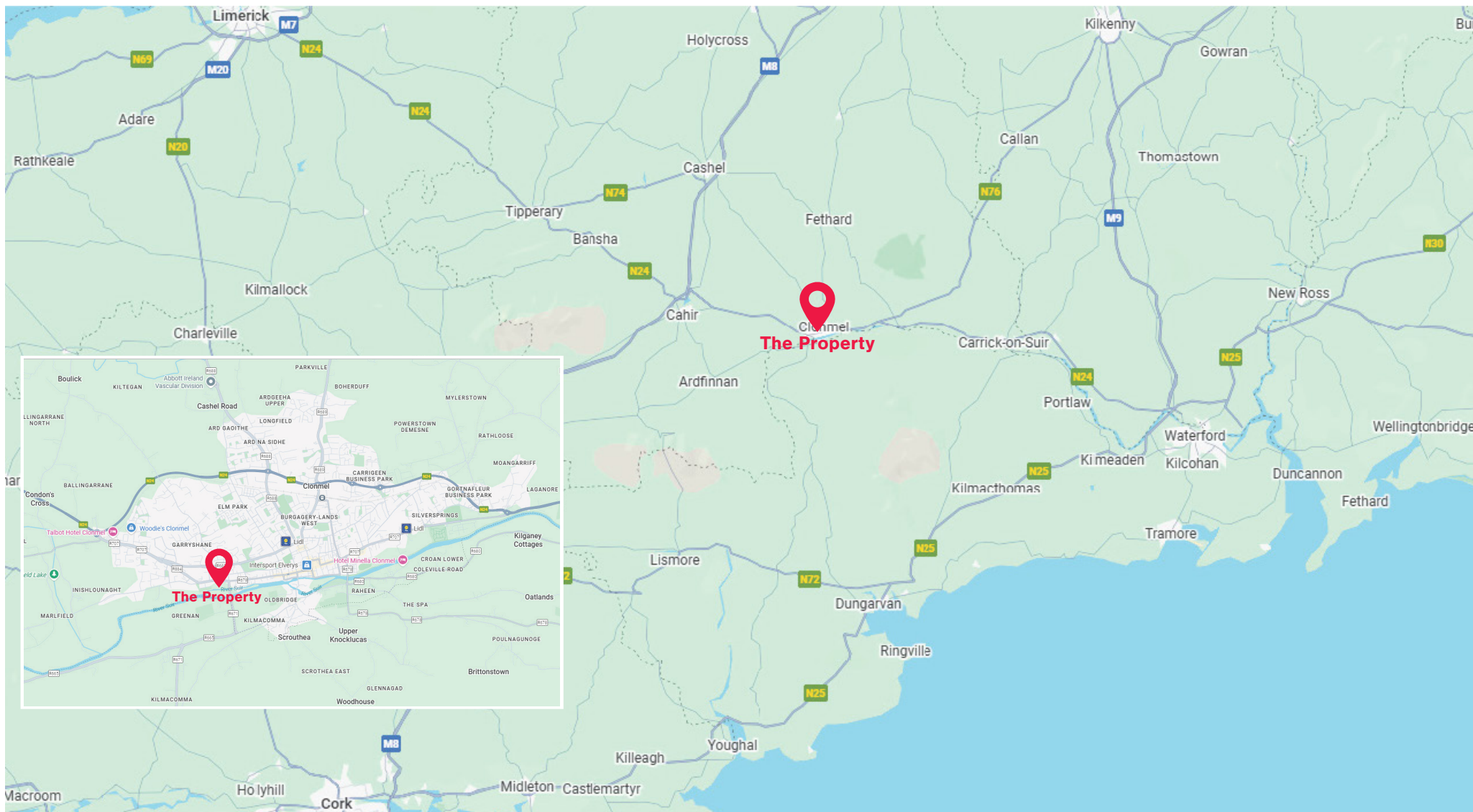


Planning Permission

Tipperary County Council has granted full permission for a mixed-use development comprising:

- 35 apartments:
 - 4 one-bedroom units
 - 31 two-bedroom units
- 21 duplex units:
 - All two-bedroom
- 30 houses:
 - 12 two-bedroom
 - 18 three-bedroom
- 2 retail units
- Café unit
- Riverside walk and landscaped public realm





Please make an appointment to view through joint selling agents.



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Price on Application.

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