



## Dromroe House, Plassey Park Road, Castletroy, Limerick



## Price on Application

GVM announce to the market the sale a truly outstanding holding extending to Circa 9 st acres of land (zoned residential) together with the magnificent and elegant Dromroe House complimented by an extensive range of cut stone out offices and sheds, all with huge development potential.

The subject property in its entirety has a site area of approximately 9 acres all zoned residential under the local area development plan. This magnificent and hugely valuable property accommodates an elegant and substantial and 6 bedroom Georgian property together with extensive sheds and out offices that offer huge potential to develop for residential or possible commercial use.







The land which slopes gradually from east to west benefits from a number of access points and excellent road frontage which could provide for subdivision if required. The land also benefits from direct access to local services.

The lands bound by Plassey Park Road to the south, College Court to the east and north with agricultural holdings to the west. The surrounding area is a mix of mature residential estates, some private housing and is positioned directly across the road from the famed Castletroy Park Complex home to a 4-star hotel, a business park a renowned retirement village, a nursing home together with a range of retail and banking offerings to support the local infrastructure. The University of Limerick is just a few hundred metres from the subject property with Plassey Technological Park also within walking distance. The location of this property is highly accessible to pedestrians, cyclists and users of private and public transport.



#### Sale Highlights

- Superb location within close proximity of Limerick City centre and all local amenities
- Total Site Area of approximately 9 acres
- Circa 6 acres zoned for residential development
- Potential to deliver a high end scheme subject to planning permission
- Stunningly elegant Georgian house and an extensive range of out offices included



#### Employment Base

Limerick offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe.

World ICT leaders such as Dell, Analog Devices and Intel are based in Limerick while the arrival of Regeneron, Biopharma and Ethicon Biosurgery in 2014 boosted an already strong Life Sciences sector that features Johnson & Johnson, Zimmer, Stryker and Cook Medical.

Other large employers expanding in the city include KEMP Technologies and Northern Trust.





Distance from property

University of Limerick 500 metres

Plassey Technological Park 2km

O'Connell Street 3.5km

Limerick Colbert Railway Station 3.5km

Shannon Airport 25km

M7 & M20 4km

University Hospital Limerick 6km

Thomond Park 5 km

Mary Immaculate College 4.5km

Limerick Institute of Technology

Aldi 500 metres

Childers Road Retail Park 2km

New Bon Secours Hospital 2.5km.

Zoned residential under the local area development plan.

Detached five-bay single-storey house, built c 1820, comprising six-bay single-storey extension to rear (north) elevation with adjoining single-bay single-storey addition to north. Hipped slate roof having rendered chimneystacks and overhanging eaves with timber brackets. Pitched slate roofs and generally the house has enormous character and class which adds greatly to the streetscape.

#### SERVICES

Mains water, drainage and ESB services traverse the site however interested

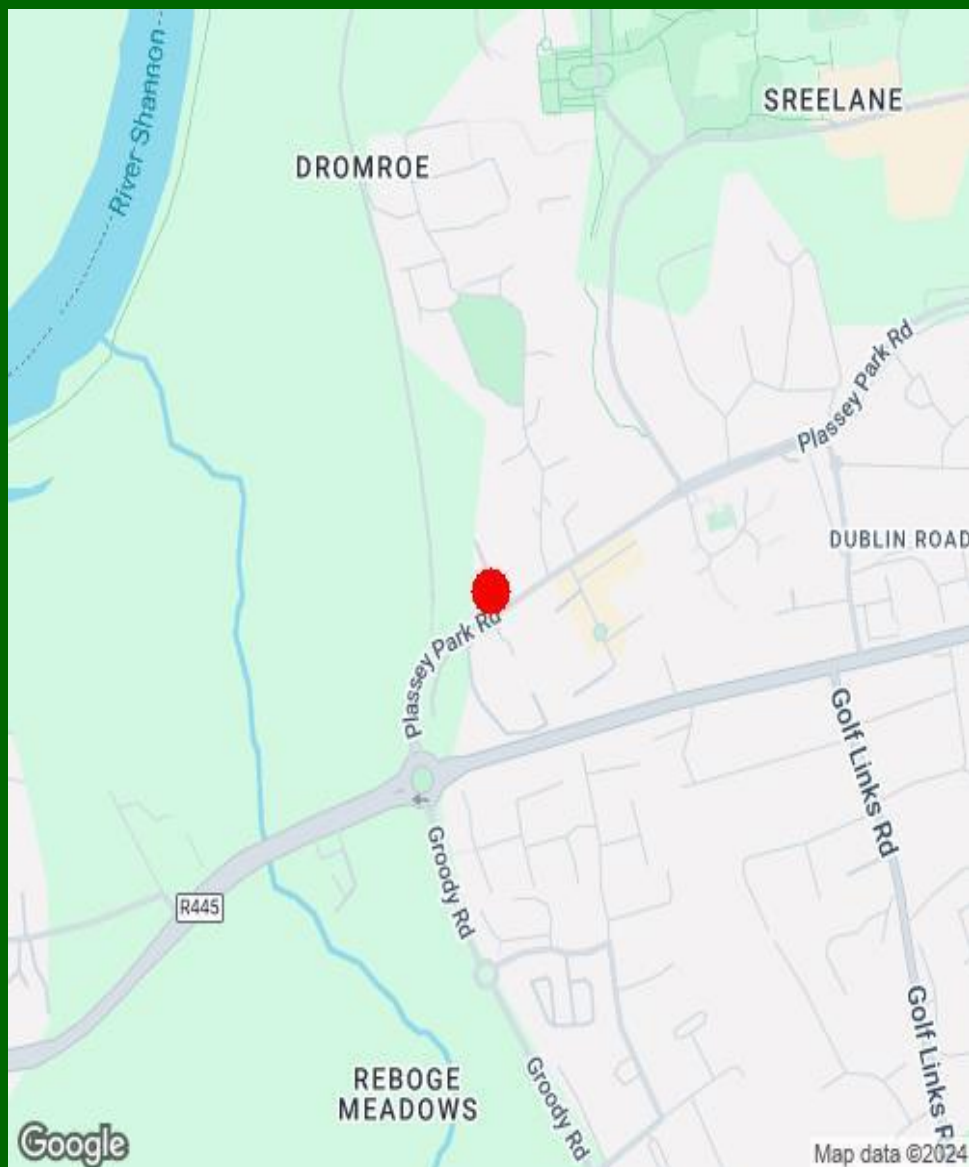
parties are required to satisfy themselves on the adequacy and availability

of all services to the property.

Viewings are strictly by appointment through the selling agents only.

Solicitors: Michael Noonan, Maurice F. Noonan & Co., Rathkeale, Co. Limerick.





#### Agent Information:

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#### Disclaimer

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PSRA Number: 002030