

LAND

**4.4 ACRES
GRAGANE
CAHERCONLISH
CO. LIMERICK**

**POWER
PROPERTY**

FOR SALE BY PRIVATE TREATY



- The subject land comprises a rectangular shaped site extending to approximately 1.78 hectares (4.4 acres).
- The subject land is situated in the townland of Gragane on the L5089 approximately 1km south west of Caherconlish Village.

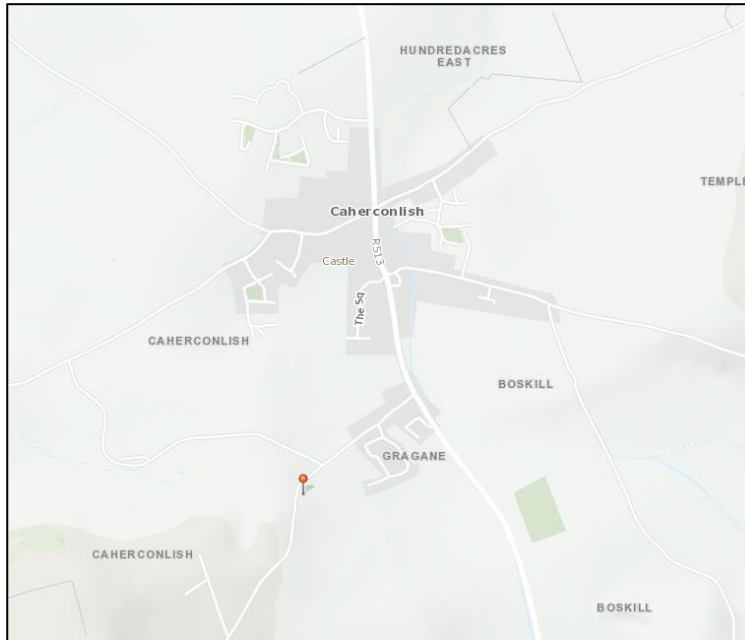
tel: +353 61 318 770

www.ppg.ie

LOCATION

Caherconlish Village is located approximately 15 km south east of Limerick City on the R513, 2.6 km off the N24. At the 2016 Census Caherconlish recorded a population of 1,476 persons. The subject land is situated in the townland of Gragane on the L5089 approximately 1 km south west of Caherconlish Village. The surrounding area is a mix of residential and agriculture land uses. The subject property is accessed off the L5089.

The Local Authority for this area is Limerick City and County Council.



DESCRIPTION:

The subject land comprises a regular shaped site extending to approximately 1.78 hectares (4.4 acres). Access to the land is via an agriculture gate at the southern end of the subject lands that border with the L5089



ACCOMMODATION:

The approximate gross site area is as follows:

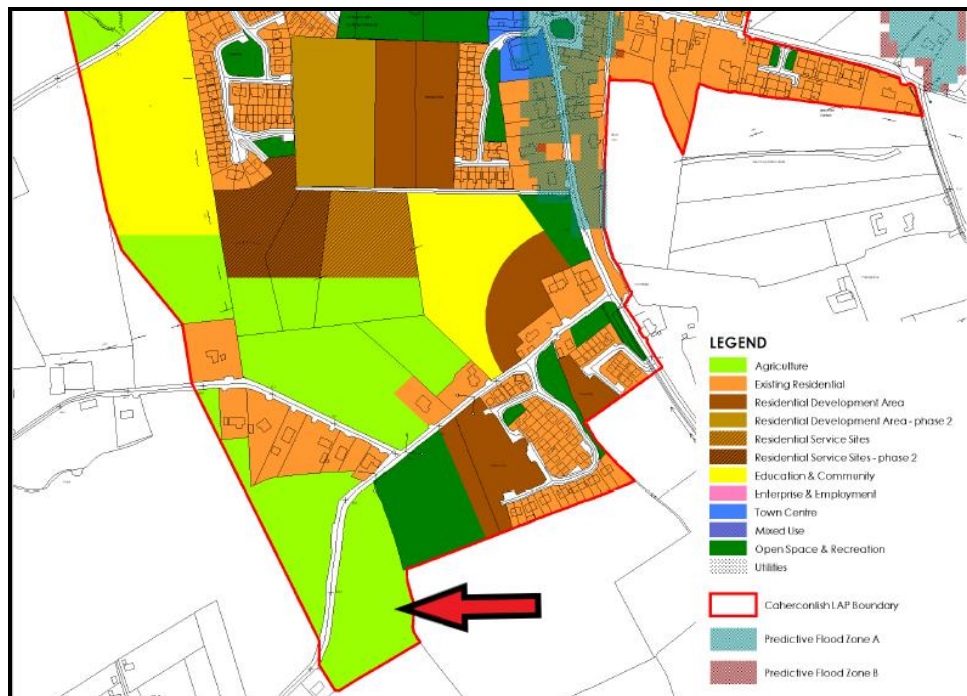
Description:	Area (hectares)	Area (acres)
GRAGANE, CAHERCONLISH, CO. LIMERICK	1.78	4.4

TITLE

Freehold

ZONING

The subject lands are zoned "Agriculture" under the Caherconlish Local Area Plan 2012-2018 (As Extended Jan 2022).



QUOTING PRICE

Details available on application

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

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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.
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- 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

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