FOR SALE BY PRIVATE TREATY

MUCKROSS ROAD

KILLARNEY | CO. KERRY

Greenfield site extending to 7.78 acres (3.15 hectares)



CBRE



MUCKROSS ROAD

KILLARNEY | CO. KERRY

HIGHLIGHTS

Spectacular setting with panoramic views of MacGillycuddy's Reeks

On Muckross Road, Killarney's premium residential address

Only 1 km from Killarney town centre

Level greenfield site extending to 7.78 acres (3.15 hectares)

Zoned 'New/Proposed Residential (R1)' in the adopted amendments to the Kerry County Development Plan 2022-2028

New Homes GDV's achieving more than €630 per sq.ft. in Killarney

Estimated capacity for 74 to 97 high quality residential units

All mains services are available

KILLARNEY

KILLARNEY IS CONSIDERED IRELAND'S TOURISM CAPITAL, ATTRACTING **MORE THAN 1 MILLION** DOMESTIC AND OVERSEAS VISITORS EACH YEAR.

Killarney's long-standing popularity owes much to its setting at the foot of the breathtaking MacGillycuddy's Reeks mountain range and its spectacular lakes. Killarney is also the gateway to the famous Ring of Kerry and Killarney National Park which spans over 26,000 acres.

The thriving local economy is not only driven by tourism but also by high-calibre employers such as Liebherr Cranes, which established a major manufacturing facility in Killarney in 1958. The resident population is 14,412 (Census 2022), making it the second largest town in Co. Kerry.











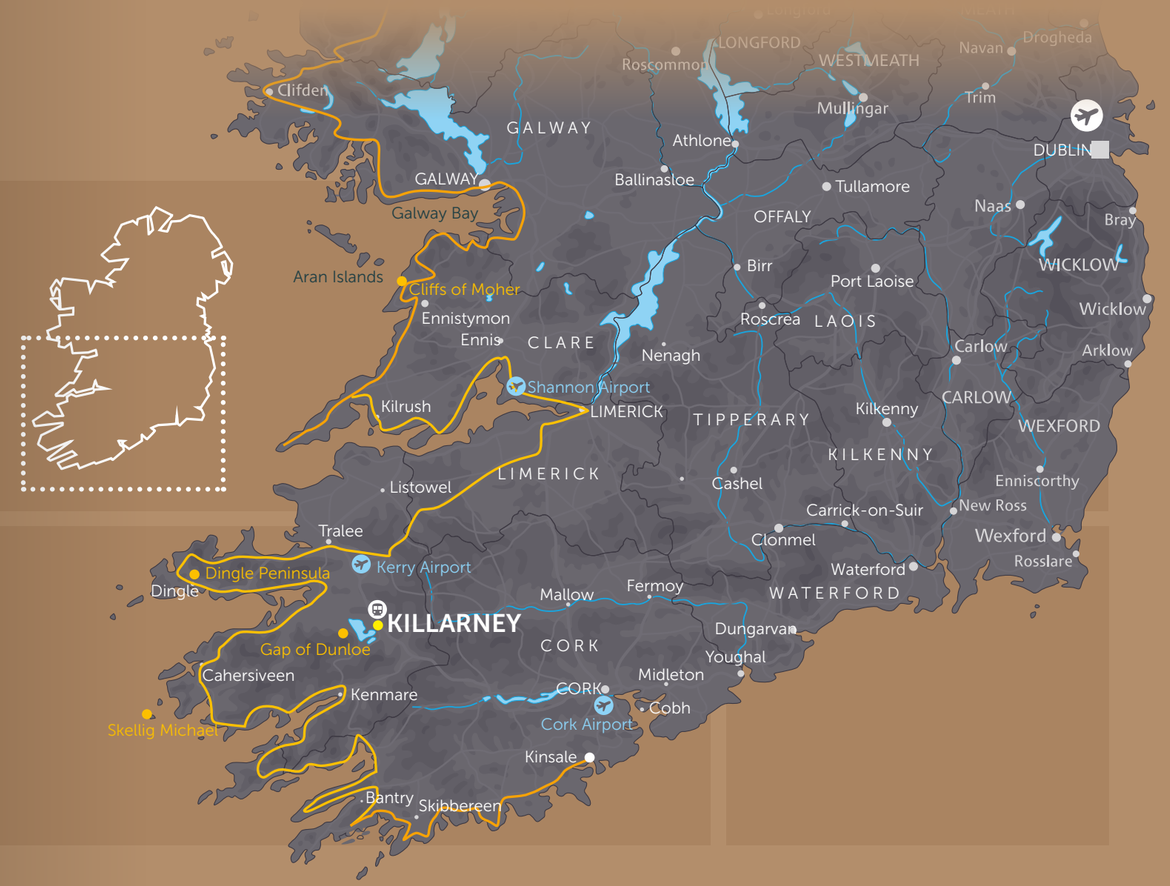
CONNECTIVITY

Killarney has excellent transportation links with Killarney Train Station providing daily services to Tralee, Cork and Dublin. Killarney Bus Station, which adjoins the train station, provides daily services to Tralee, Kenmare, Dingle, Kerry Airport and Cork city, among other destinations.

Kerry Airport is situated 17 km north of Killarney and provides direct flights to a wide range of UK and European destinations, including daily flights to Dublin and London. Cork Airport with 47 destinations is just a 1 hour & 10 minute drive.

Killarney is also served by an excellent road network with the N22 connecting Killarney to Cork and Tralee, and the N71 and N72 providing access to West Cork, Kenmare and Waterford via Mallow & Fermoy.

The town has an abundance of amenities which include primary and secondary schools, shops, restaurants, cafés and several hotels with leisure facilities.



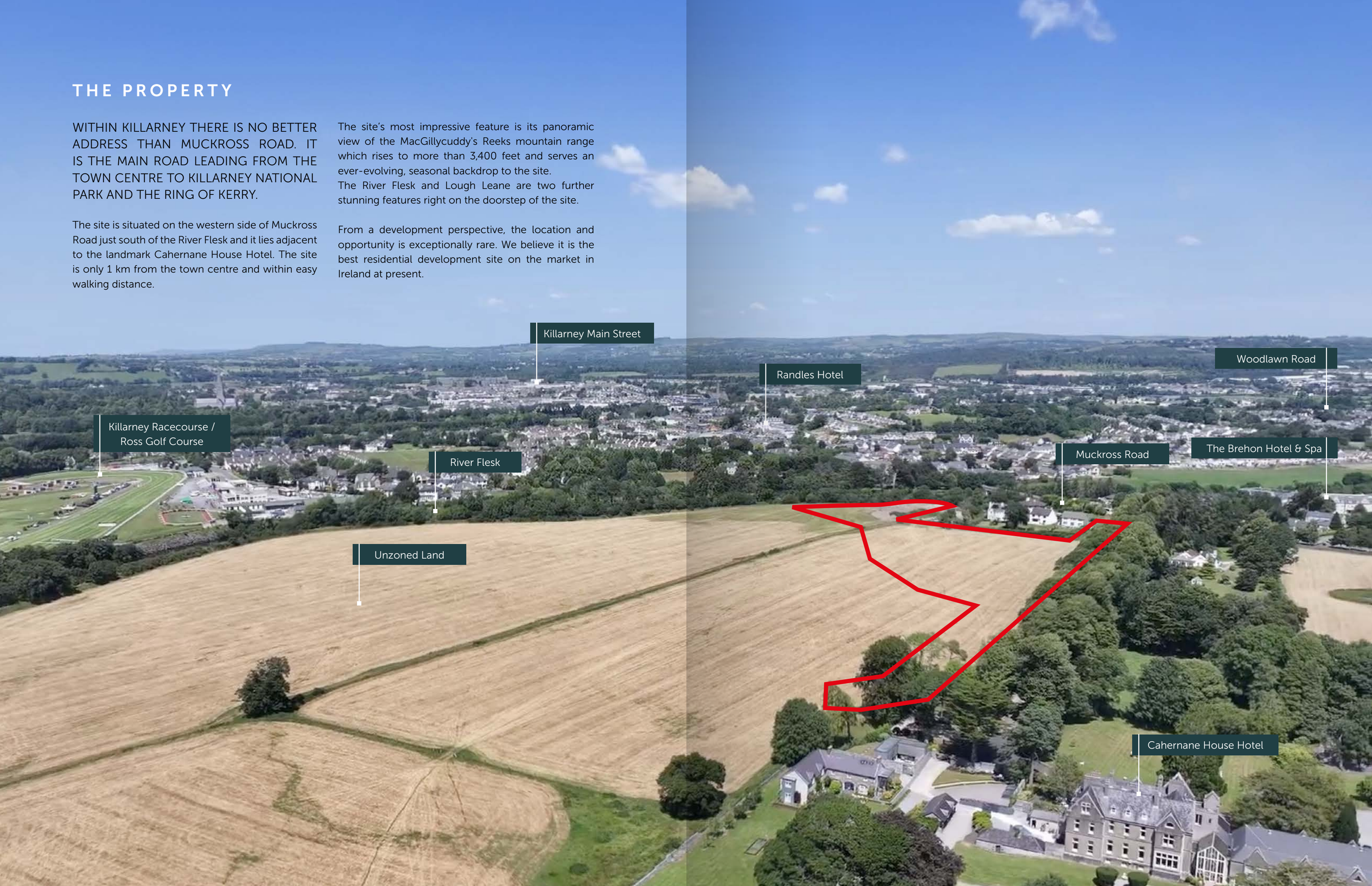
THE PROPERTY

WITHIN KILLARNEY THERE IS NO BETTER ADDRESS THAN MUCKROSS ROAD. IT IS THE MAIN ROAD LEADING FROM THE TOWN CENTRE TO KILLARNEY NATIONAL PARK AND THE RING OF KERRY.

The site is situated on the western side of Muckross Road just south of the River Flesk and it lies adjacent to the landmark Cahernane House Hotel. The site is only 1 km from the town centre and within easy walking distance.

The site's most impressive feature is its panoramic view of the MacGillycuddy's Reeks mountain range which rises to more than 3,400 feet and serves an ever-evolving, seasonal backdrop to the site.
The River Flesk and Lough Leane are two further stunning features right on the doorstep of the site.

From a development perspective, the location and opportunity is exceptionally rare. We believe it is the best residential development site on the market in Ireland at present.



DESCRIPTION

7.78 ACRES
(3.15 HECTARES)

ZONED NEW/
PROPOSED
RESIDENTIAL (R1)

The site extends to 7.78 acres (3.15 hectares) and is zoned 'New/Proposed Residential (R1)' in the adopted amendments to the Kerry County Development Plan 2022-2028. This is a medium-density zoning, which is estimated to have capacity for 74 to 97 residential units depending on the mix adopted.

The site is in agricultural use at present and comprises the zoned element of a larger farm holding where to the north and west there is a large expanse of attractive grassland that run to the banks of the River Flesk.

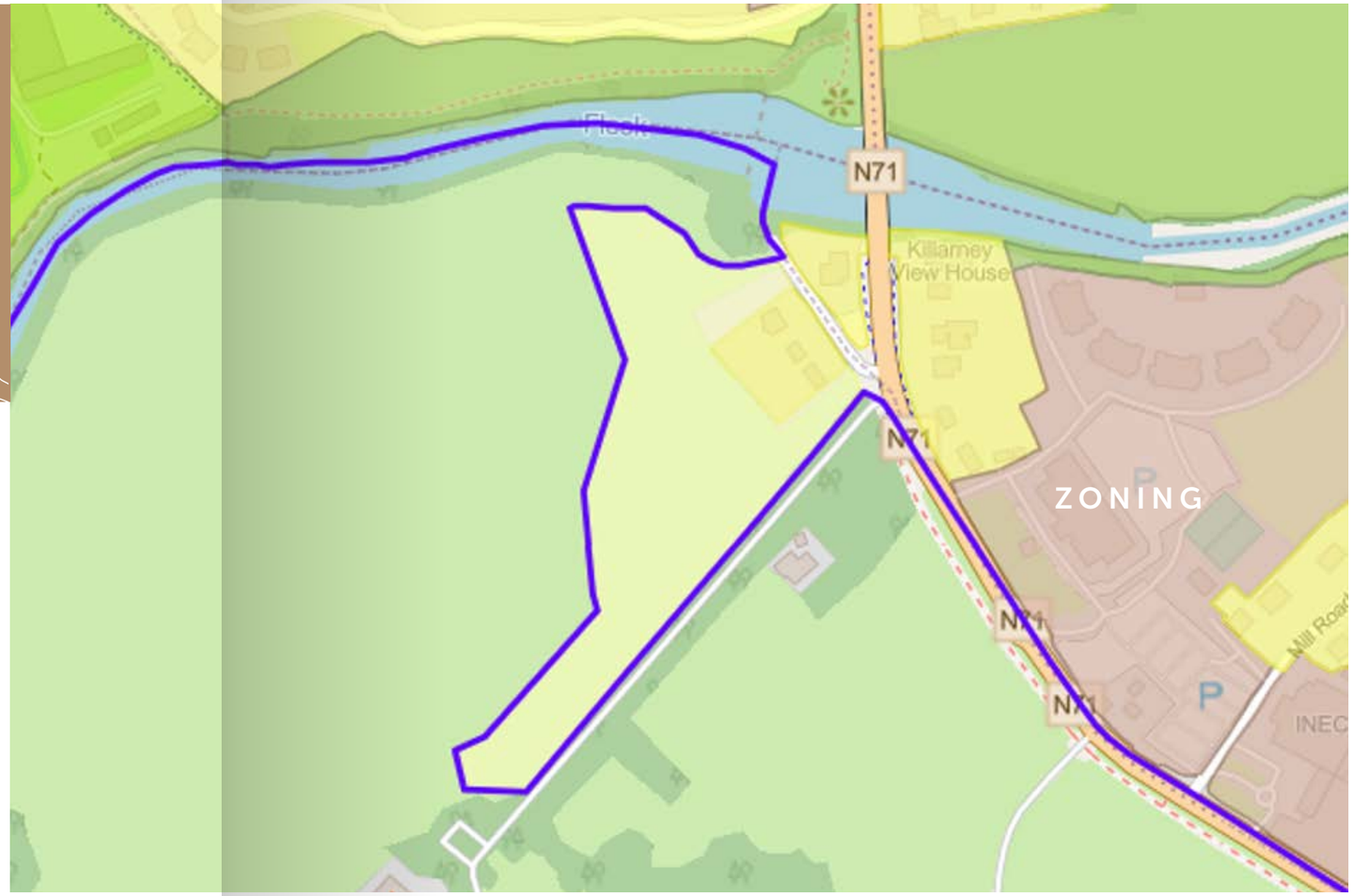
The site is essentially level, making it readily developable, and mains services are available on the Muckross Road. The site has direct access onto the Muckross Road (N71 National Secondary Road) from its eastern boundary.





Zoned 'New/Proposed Residential (R1)' in the adopted amendments to the Kerry County Development Plan 2022-2028.





KILLARNEY'S NEW HOMES MARKET

There is limited residential development activity in Killarney at present due to supply constraints of serviced zoned residential land. There is a development pipeline of approximately 677 units within the town. The largest development currently under construction is Cronin Woods situated on Upper Park Road which is being developed by Kenmare Plant Hire. The development comprises 249 units and all these units are for social housing which accounts for approximately 36% of the development pipeline.

The other active development site is situated on St Margaret's Road and is being developed by Vision Contracting. The development comprises 70 units and construction commenced Q1 2026.

Sites with active planning permission include lands at Port Road with planning permission for 249 units, the planning comprises approximately 66% duplex/ apartment units. Another site with an active planning permission is lands at Ross Road with planning for 134 units. Construction has yet to commence on these sites.



RECENTLY COMPLETED DEVELOPMENTS

Recently completed developments include The Inches, Woodlawn Road (just off Muckross Road). The development comprises a niche residential scheme of 11no. two bedroom town houses with a floor area of approximately 819 sq ft (76.1 sqm). The sales prices achieved range from €515,000 (€629 per sq ft) for mid terrace houses to €535,000 (€653 per sq ft) for end of terrace houses.

Another recently completed development is Fulachta Fiadh on the Fossa Road, situated approximately 6km west of Killarney town centre. The development comprises 15no. houses which include a mix of five bedroom detached and semi-detached houses. The sales prices achieved range from €500,000 for semi-detached houses to €620,000 for detached houses.

The Lodges, Ross Road comprises a development of 14no. three, four & five bedroom semi-detached houses. The development is situated approximately 1.5km from Killarney town centre. Sales prices achieved range from €550,000 for three bedroom houses to €675,000 for a five bedroom house.



MUCKROSS ROAD

KILLARNEY | CO. KERRY

TITLE
Registry of Deeds Freehold

SERVICES
All services are available, refer to the MHL report in the Data Room

BER
Exempt

VIEWING
Viewing appointments must be made strictly through the sole selling agent.

BASIS OF SALE
The property is offered for sale by way Private Treaty.

DATA ROOM
At the Vendor's discretion, interested parties will be given access to a secure online Data Room, subject to signing a non-disclosure agreement. The Data Room contains extensive information about the property including site maps, planning and zoning information, services and infrastructure reports, legal information and details of the bidding process. Visit:
muckrossroad.ie

SELLING AGENT

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