

FOR SALE BY PRIVATE TREATY

Lands at Ballynamaunagh

Kilcummin, Co. Kerry

Excellent Residential Development Opportunity



savills

For illustration purposes only



Residential development opportunity extending to 4.69 hectares / 11.6 acres.



Located on the western edge of Kilcummin Village, approximately 4km from Killarney Town Centre.



Greenfield site bounded by mature trees and hedgerows.



Recently rezoned for residential development.



Capacity for approximately 90-100 residential units, subject to planning



Adjoins the established Pairc Chuimin residential development.



Situated within the highly desirable Killarney commuter catchment.



For illustration purposes only

Location

The subject property is located in Kilcummin Village, approximately 4km northeast of Killarney Town Centre. Kilcummin is an established and growing village benefitting from a range of local services and amenities to include a primary school, GAA Club and community facilities, all within walking distance of the subject site.

The property is positioned on the southern side of the L3018 Local Road with approximately 200m of road frontage. The location benefits from excellent transport connectivity via the nearby N22 national route, providing convenient access to Tralee, Cork City and the wider south-west region. Kerry Airport is located 14km north of the site and provides regular domestic and international connections.

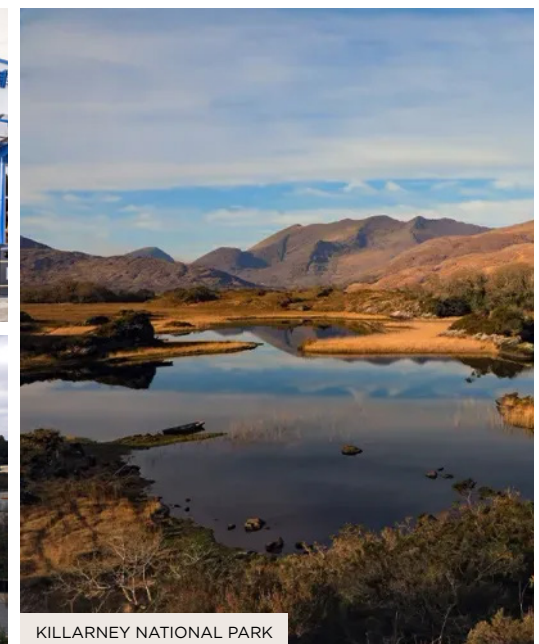
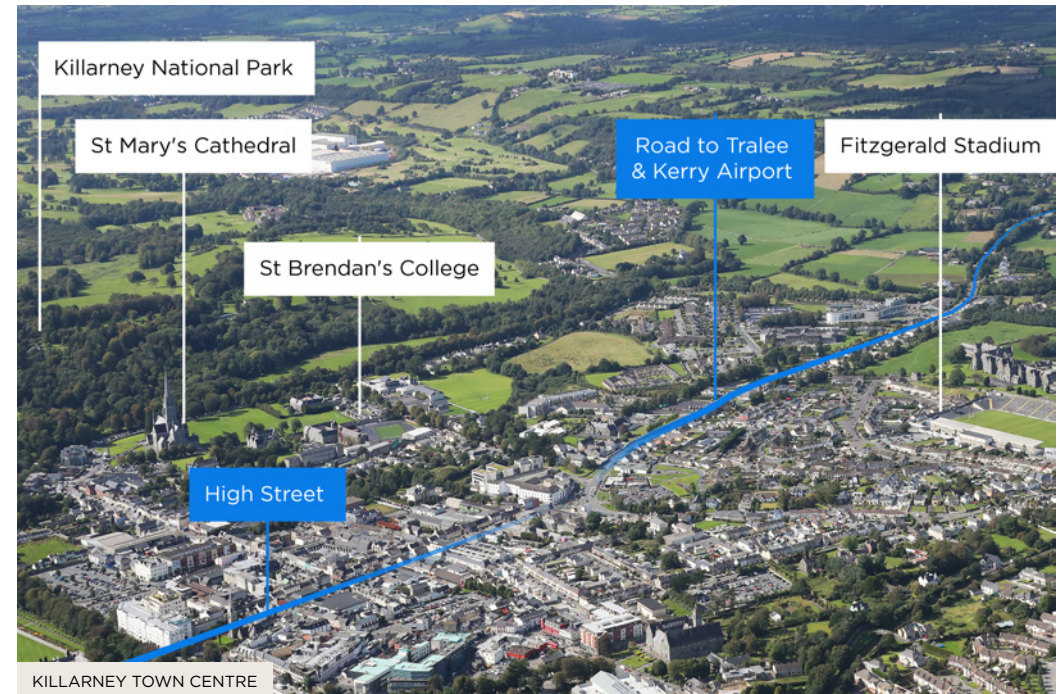
Killarney is a world-renowned destination, forming part of the scenic Ring of Kerry route and is a popular all year round tourist destination. The town is situated at the edge of the 26,000-acre Killarney National Park, with

well known attractions such as Muckross House & Gardens, Torc Waterfall, Killarney Lakes, Molls Gap and the Gap of Dunloe.

Killarney has a population of 14,412 as per the 2022 census, making it the second largest town in County Kerry. The main industry and employer in Killarney are the well-established tourism and hospitality sector, other major employers in the town include Liebherr Container Cranes. The town centre boasts many established national and international retailers including Tesco, Penneys, Dunnes Stores, Marks and Spencer, Mountain Warehouse, Boots, Lidl and Aldi.

Connectivity:

- Approx. 4km (5 min drive) from Killarney Town Centre
- Approx 5km (9 min drive) from Killarney Train Station
- Approx. 14km (18 min drive) from Kerry Airport
- Approx. 32km (30 min drive) from Tralee
- Approx. 80km (90 min drive) from Cork City



The site

The subject property comprises an irregular shaped Greenfield site extending to 4.69 hectares/ 11.6 acres.

Topographically the lands are flat in nature and are currently in use for agricultural purposes. Site boundaries throughout comprise a combination of mature hedgerows and trees, offering an attractive setting for future residential development. The lands benefit from approximately 200m road frontage to its northern boundary.

The lands adjoin the existing Pairc Chiumin residential development to the east, creating a logical and natural extension to the existing settlement pattern.

The lands have recently been rezoned for residential development following a recent re-zoning application and are understood to have capacity for approximately 90 - 100 residential units, subject to planning permission.



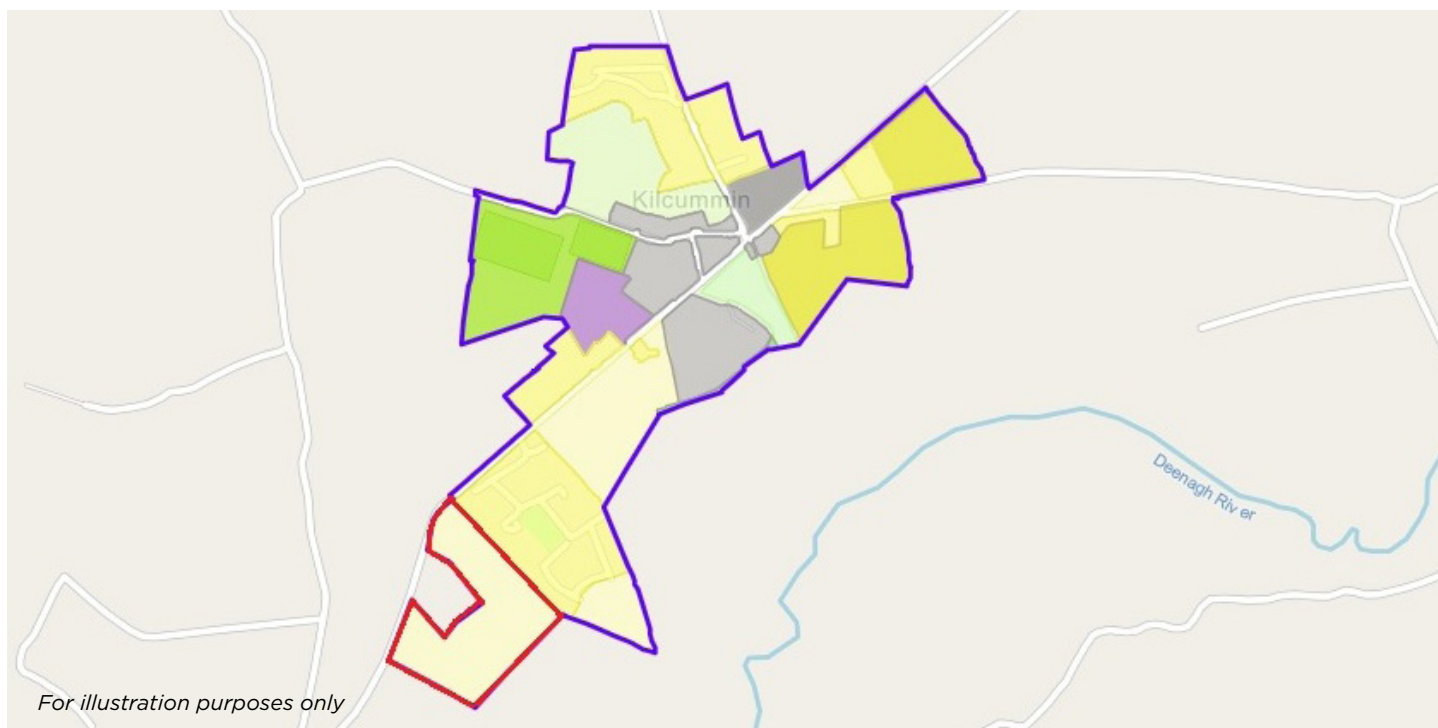
Zoning

The subject site was recently re-zoned for residential purposes following a successful re-zoning application.

The site is zoned “New/proposed residential (R1)” as per the Kerry County Development Plan 2022 – 2028. The objective of this zoning is “To facilitate the development of residential units in accordance with the Core Strategy”.

Development Potential

Kilcummin is a village settlement that benefits from strong demand given its proximity to Killarney town, employment, schools and services. The density range for zoned land within a village envelope is in the region of 20 - 25 units per hectare which could yield a scheme in the region of 90 - 100 units. This is evidenced by the adjacent scheme, Pairc Chuimin which has a density of 20 units per hectare.



Further information

BASIS OF SALE

The property is being offered for sale by Private Treaty.

PRICE

On application.

TITLE

Freehold - KY59986F

SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

ADDITIONAL INFORMATION

Additional Information is available on request.

CONTACT



Savills Cork
Penrose House,
Penrose Dock,
Cork

savills.ie

PSRA Licence No. 002233

James O'Donovan
Divisional Director
james.odonovan@savills.ie
+353 21 490 6120

Mark Fannon
Surveyor
mark.fannon@savills.ie
+353 21 490 6347

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