FOR SALE

BY PRIVATE TREATY

DEVELOPMENT SITE

DAVIS ROAD, CLONMEL, CO. TIPPERARY



PRIME COMMERCIAL LOCATION

- **Approx. 1.7 Acres (0.687 Ha.)**
- **High profile location on Davis Road /N24, a main arterial route into Clonmel.**
- **Adjoining Dunnes Stores Shopping Centre, close to the Showgrounds Shopping Centre & 1 km east of the Town Centre.**
- **River Suir Blueway in close proximity.**
- **Former Mart Site zoned 'Mixed Use'.**
- **Designated a "Regeneration Site" together with adjoining lands.**
- **Significant Development Potential (STPP) for mixed uses and services including retail and commercial development.**

FURTHER INFORMATION & VIEWING

REA Stokes & Quirke
9 Sarsfield Street,
Clonmel, Co. Tipperary, E91 K2P1
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E: info@reastokesandquirke.ie
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Lavelle Commercial Property
6A Sycamore House, Millennium Park,
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Location

The property is situated in a prime commercial location on the south side of Davis Road/N24, approx. 1 km east of Clonmel Town Centre. The former Mart Site directly adjoins the Dunnes Stores Shopping Centre and is close to the Showgrounds Shopping Centre (anchored by M&S). The River Suir Blueway is located closeby to the south. The site has c. 40 metre frontage to Davis Road with access from same.

Clonmel is the capital town of Co. Tipperary and the main administrative, commercial and employment centre, with a population of 18,369 (Census 2022). The town has a strong socio-economic profile and employment base with large employers such as Boston Scientific, Abbott Vascular, MSD, and Bulmers.

Property

The property comprises a regular shaped development site extending to 0.687 ha. (1.7 acres) in a high-profile location on Davis Road. The former "Mart Site" generally provides a cleared site together with a former mart building (697.5 sq.m.) in poor condition. A row of terraced houses adjoins to the northwest (Davis Walk).

Zoning

The entire is zoned Objective MU: Mixed Use – "to support the role of the Town Centre and enable primarily: retail, commercial civic, and other uses" under Clonmel and Environs Local Area Plan 2024-2030. The site is also designated a "Regeneration Site" under the Local Area Plan (together with adjoining lands to the rear).

Residential is a use "Open for Consideration" under the MU zoning objective.

Services

We understand that main services are available. However, interested parties are required to satisfy themselves as to the present availability and adequacy of all services.

Title

It is understood the property is held freehold.

Planning

No recent planning history.

Price

€600,000 (excl. VAT)

Viewing

Strictly by appointment only.

Solicitor

John Shee & Co. LLP
No. 1 Waterford Road, Clonmel, Co. Tipperary (Ref. Dolph McGRath)





Disclaimer: *These particulars are issued by REA Stokes & Quirke and Lavelle Commercial Property for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on the transaction. © REA Stokes & Quirke Ltd* ***PSRA Reg No. 003294*** *and Lavelle Commercial Property PSRA* ***Reg No. 003756 / 2026.***

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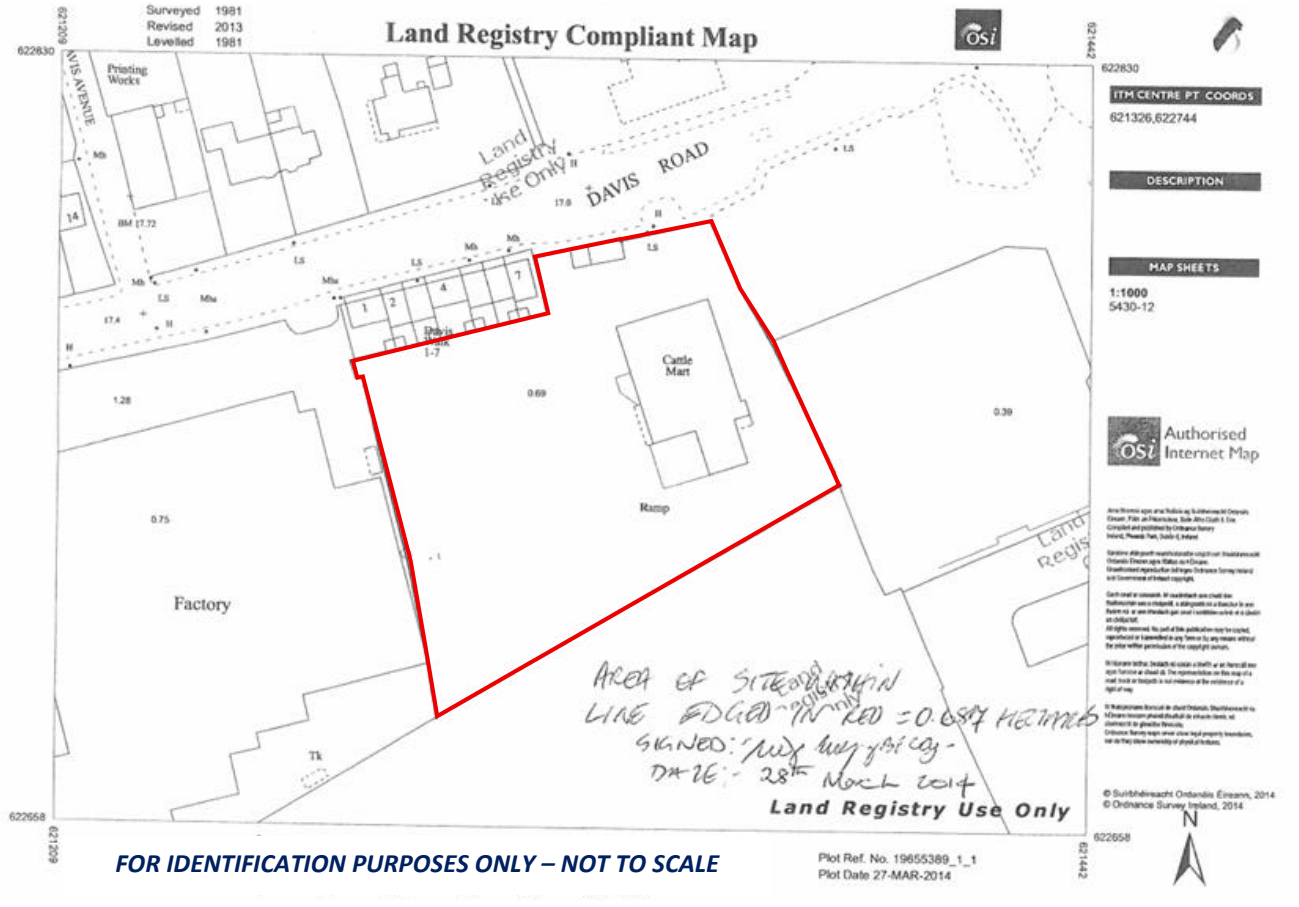
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COPY SITE PLAN



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