

## **Development FOR SALE** BY PRIVATE TREATY

# Kavanagh Place

## Thurles, Co. Tipperary

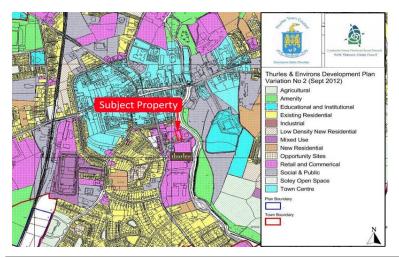
Infill development site in the centre of Thurles town

#### Details

- Regular shaped site of approximately 0.16 ha. (0.40 acres)
- 3 bed house extending to approximately 82.5 sq.m. (888 sq. ft.) in need of refurbishment
- Various, vacant outbuildings on the site
- Located adjacent Thurles Shopping Centre which includes tenants such as Dunnes Stores, Boots, Holland and Barrett, Born and IMC Muliplex Cinema
- Accessed via the N62 (Slievenamon Road) which links the M6 motorway with the M8 motorway

#### Thurles

- Thurles is situated in north County Tipperary approximately 152 kms south-west of Dublin with a population of 6,851 (Census 2016)
- The M8 (Dublin Cork motorway) is situated approximately 7.5kms to the east of Thurles town



- Thurles is accessed via Junction 5 (Twomileborris) and Junction 6 (Horse and Jockey) to the east and south-east of the town respectively
- Thurles is served by the Cork/Dublin railway line
- Commercial activity in the town is concentrated around Main Street/Liberty Square which provides a mixture of local retailers, licensed premises, financial institutions and restaurants
- Thurles Shopping Centre includes tenants such as Dunnes Stores, IMC Cinema, Boots, Easons, Carraig Donn and Holland & Barrett
- Tesco, Lidl and Aldi are also located in Thurles town
- Local occupiers nearby include LIT Thurles, Thurles Enterprise Centre, Thurles Greyhound Stadium, Semple Stadium and Thurles Gold Club

#### Planning

- The site is zoned under the Thurles & Environs Development Plan 2009 2015 (extended)
- The site is zoned "RC To provide and improve retail and commercial activities"
- Uses permitted in principle include: car park, commercial leisure related buildings, community facility, creche/nursery school, doctor/dentist, educational, enterprise centre, funeral home, hotel, offices, public house, restaurant, nursing home, shop (neighbourhood), take-away, veterinary surgery
- Uses open for consideration include: cinema, garden centre, health centre, hospital, industrial, motor sales outlet, petrol station, private garage, refuse transfer station, residential, service garage, shops
- Further details on the zoning objective are available at: www.tipperarycoco.ie.
- The Thurles & Environs Development Plan 2009 2015 (extended) zoning map can be accessed here.



#### Title

Freehold

#### Solicitor

Sarah Ryan A&L Goodbody IFSC, North Wall Quay, Dublin 1

01 649 2000

#### **BFR**



#### Local Authority Rates

We understand that the Local Authority Rates payable for 2016 are approximately €3,027.54. Further details are available at: www.valoff.ie

#### Viewings

Strictly by appointment only

### Joint Agents



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