



**FOR SALE BY PRIVATE TREATY**

**Exceptionally Located Development Site**  
***BALLAGHBOY, QUIN ROAD, ENNIS.***



**PRICE ON APPLICATION**

- **Excellent Residential Development Opportunity**
- **High Profile Location Approx 2km from Ennis Town Centre on the Quin Road and Within Close Proximity to the N18 Ennis Bypass**
- **The Site is Zoned “Other Settlement”**

## LOCATION

This site is located close to Ennis Town, proceed out the Quin Road for 2km and take the first right the site is located on the left hand side.

Ennis, which is the principal town of County Clare, is regarded as one of the most progressive towns in Ireland. Ennis is located approximately 15km north of Shannon. It's link with and proximity to the airport and industrial estate is a significant positive factor and influence on the growth of the local economy. Its' position, in land use terms, acts as a suitable and desirable location for new inward investment opportunities and support the growth of local, indigenous businesses.

Amenities within the area include Doora & Quin Road Business Parks, Knockanean National School, Roslevan Shopping Centre, Johnno's Bar, Doora Barefield GAA Grounds and Clare League Soccer Grounds.



## DESCRIPTION

The property is currently laid out in grass and has ample road frontage.

It is suitable for seven 0.5 acre residential sites.

## ZONING

This site is Zoned 'Other Settlement', "To conserve and enhance the quality and character of the area to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement" under the Ennis & Environs Development Plan 2003 – 2008". Under this zoning objective, both Residential and most Commercial uses are 'open for consideration'.

## TITLE

We understand the property is held freehold/long leasehold.

## SERVICES

All main services are available locally



# SOLE SELLING AGENTS

**PHILIP O'REILLY**  
**propertyplus**  
Mortgages & Financial Advice  
[www.philiporeilly.com](http://www.philiporeilly.com)

## LOCATION MAP



Site Located Here

Property Code: 1891