

**For Sale** (By Private Treaty)

**HIGH PROFILE DEVELOPMENT SITE  
WATERFORD ROAD  
TRAMORE  
CO. WATERFORD**



- **PRIME LOCATION ON THE WATERFORD ROAD (R675)**
- **EXCELLENT PROFILE TO THE MAIN ARTERIAL ROUTE INTO TRAMORE**
  - **SITE EXTENDS TO APPROX. 0.84 HA. / 2.07 ACRES**
    - **ZONED COMMERCIAL**
    - **SUIT A VARIETY OF USES (stp)**

**PRIME DEVELOPMENT OPPORTUNITY**



**LAVELLE**

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**Location:**

- The subject site is located on the east side of the Waterford Road (R675) at the Holy Cross Roundabout, approximately 0.75 km north of the Town Centre.
- The surrounding area is mixed in nature, commercial, residential, and amenity, with a number of commercial uses along the Waterford Road (incl. Applegreen) and Tramore GAA adjoining.
- Tramore is located on the coast in south Co. Waterford, approx. 13 km south of Waterford and 48 km east of Dungarvan. Traditionally a resort town, Tramore with a population of 10,381 (Census 2016), also functions as a dormitory town to Waterford City, providing a local service centre, with a significant portion commuting to Waterford

**Description:**

- The subject property comprises a regular shaped development site extending to approx. 0.84 hectares (2.07 acres) with significant road frontage along the western and southern boundaries.
- There are no buildings on site with the site incorporating some mature trees.
- Access is currently provided from the Waterford Road (R675).

**Zoning:**

The majority of the site is zoned Objective C: “Commercial – to provide for commercial development” under the Tramore Local Area Plan 2014-2020 with dwelling normally permitted and uses open for consideration including retail convenience (neighbourhood shop/petrol outlet), restaurant, petrol station, office, health centre, creche, and café/tea shop.

**Development Potential:**

Given the commercial zoning and high profile location the site is ideally suited to a commercial or mixed use development (subject to the necessary planning consent).

**Services:**

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

**Title:**

Freehold with vacant possession.

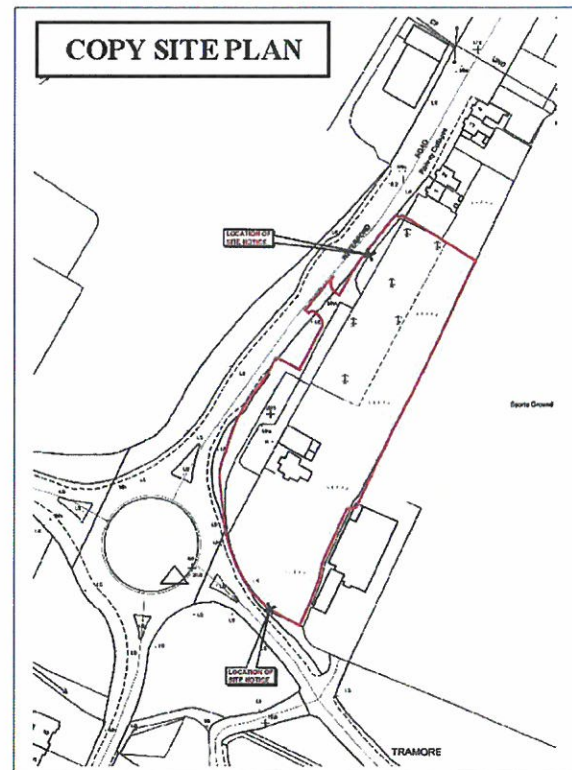
**Asking Price:**

€250,000 (excl. VAT)

**Solicitors:**

Vincent & Beatty Solicitors  
67/68 Fitzwilliam Square, Dublin 2

**Viewing:**



(Not to Scale – For Identification Purposes Only)

**Contact:**

For further information please contact:

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