

FOR SALE (BY PRIVATE TREATY)

**HIGH PROFILE TOWN CENTRE SITE
STRAND ROAD, TRAMORE
CO. WATERFORD**



PRIME DEVELOPMENT OPPORTUNITY

- **EXCELLENT CORNER PROFILE ON MAIN ROUTE TO PROMENADE**
 - **APPROX. 0.15 HA. / 0.37 ACRES**
 - **CLOSE TO ALDI, THE SANDS HOTEL, SPLASHWORLD**
 - **ZONED "TOWN CENTRE"**
 - **SUIT A VARIETY OF USES**

Location:

- The site is located at the junction of Strand Road and Turkey Road in Tramore Town Centre, with excellent profile to Strand Road, the main access road to Tramore Promenade/Beach.
- The surrounding area is Town Centre, mainly providing a range of tourist related uses together with retail uses with nearby occupiers include Aldi, The Sands Hotel, Splashworld, and various Takeaway Food Outlets and Amusement Arcades and Parks.
- Tramore is located on the coast in south Co. Waterford, approx. 13 km south of Waterford. Traditionally a resort town, Tramore with a population of 10,381 (Census 2016), also functions as a dormitory town to Waterford City, acting as a local service centre, with a significant portion commuting to Waterford for work.

Description:

- The property comprises a regular shaped high profile development site extending to approx. 0.37 acres with frontage to Turkey Road and Strand Road along the northern and western boundary respectively.
- There are no buildings on the site with the front section of the site comprising a tarmacadam surfaced car park.
- Access to the site is currently provided from Turkey Road.

Zoning:

The site is located within an area zoned “Town Centre” under the Tramore Local Area Plan 2014-2020.

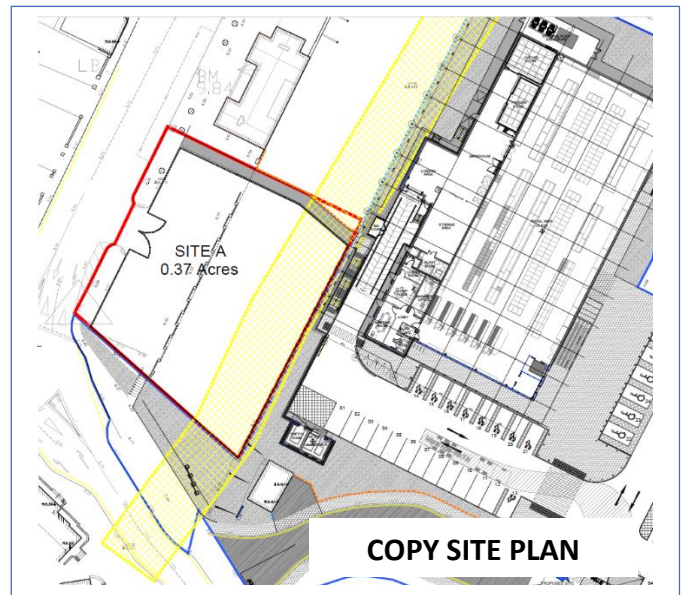
Title:

Freehold.

We are advised that a portion of the rear of the site is subject to a wayleave in favour of Irish Water (highlighted yellow on the Copy Site Plan).

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.



Not to Scale – For Identification Purposes Only



Asking Price:

€200,000 (excl. VAT)

Solicitors:

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

Viewing:

Strictly by appointment via the sole selling agent.

Contact:

Billy Grogan
M: 086 3819210
E: billy@lavellecs.ie