

# MILL ROAD, THURLES, CO. TIPPERARY

PRIME RESIDENTIAL DEVELOPMENT SITE (S.P.P.)





# Mill Road, Thurles, Co. Tipperary

**Approx. 9.95 Acres**

Prime residential development site located at Mill Road, Thurles, Co. Tipperary.

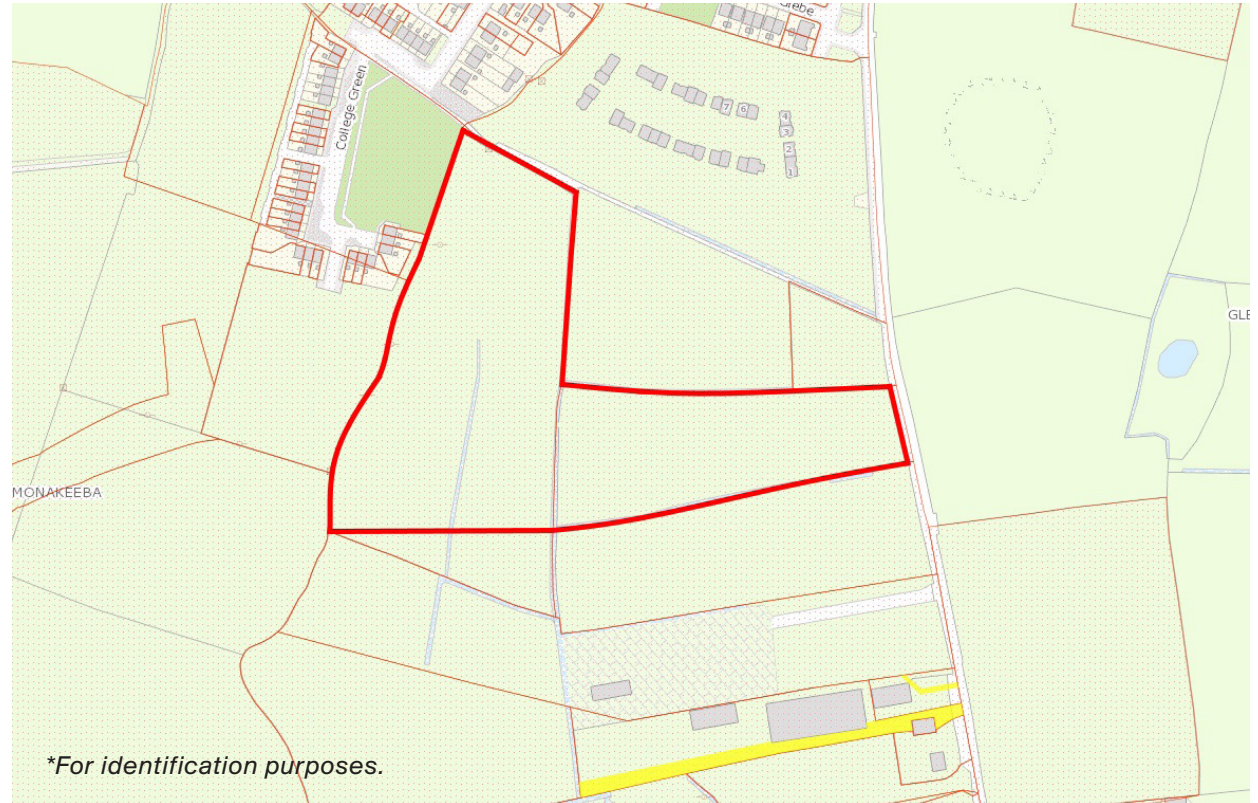
The site is ideally positioned within 1km of the town centre and on the route of the proposed link road.

Thurles Shopping Centre which is anchored by Dunnes Stores, boasts a number of retail amenities which are also in close proximity.

There are many local amenities in Thurles to include Semple Stadium, Thurles Greyhound Stadium, Thurles Racecourse and Thurles Golf Club.

In terms of schools, Thurles is also well catered for with Presentation Secondary School and Primary Schools, Mary Immaculate College, CBS Primary and Secondary Schools and Coláiste Mhuire Co-Ed situated close to the site.

Thurles Train Station is within 2.5km and provides regular services to both Cork and Dublin while connection to the M8 Motorway is within 7km.



*\*For identification purposes.*



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## Zoning

The site falls under the Thurles Town and Environs Development Plan 2009 (as varied May 2017).

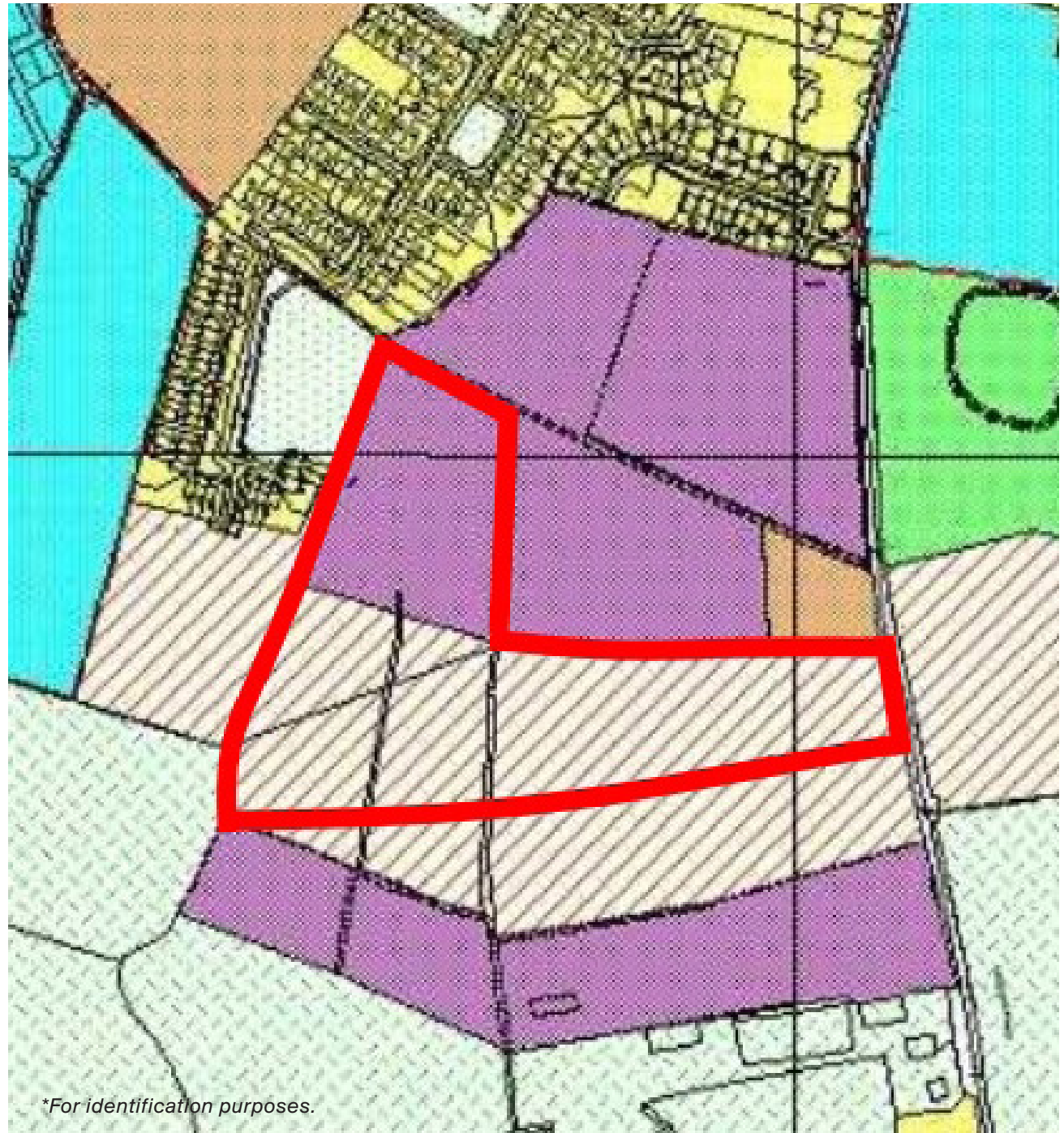
- Approx. 7.03 acres zoned Low Density New Residential.
- Approx. 2.92 acres zoned Mixed Use.

## Viewing

By appointment only.

## Guide Price

On application.



*\*For identification purposes.*





THURLES  
SHOPPING CENTRE



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