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**Sherry  
FitzGerald  
O'Malley**

## Negotiator

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## Viewing By Appointment



### Directions

From Limerick City proceed out the main Ennis Road and take the exit for Cratloe. Go into the village and pass the Woodcross pub on your left. Continue straight ahead and take the first public turning right up Gallows Hill. Proceed straight up this road and the land is on the right hand side. For sale sign erected.

### Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- 2 The vendor does not make or give, is the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property.
- 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
- 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
- 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

Auctioneers Licence Number LIA0384

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For Sale by Private Treaty

Asking Price €950,000

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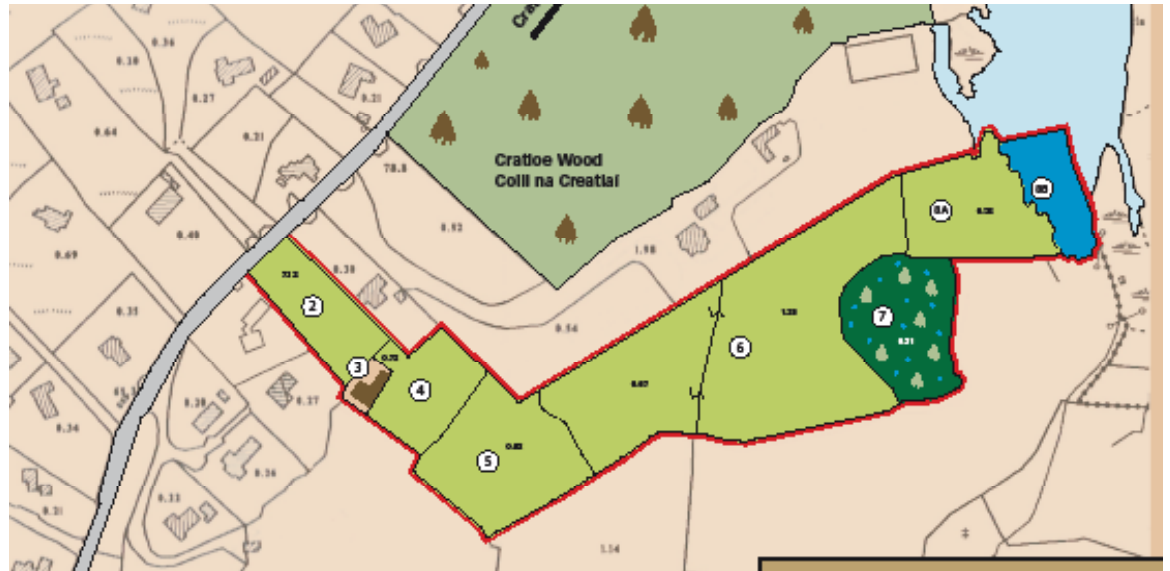


**Lands At Lough Gorteen  
Cratloe  
Co Clare**

11.2 Acres

[www.sherryfitz.ie](http://www.sherryfitz.ie)

# PROPERTY DETAILS



**On a very rare occasion does something which cannot be replicated come to the open market.**

This 11.2 acre parcel of land certainly fits into that category. Complete with a barn and stables, several rolling paddocks, bluebell wood and even a portion of your very own lake this is one of the most interesting land sales to take place in the region for quite some time. There is no dwelling house on the land at the moment but there are several areas within the plot that would make magnificent sites for one off dwellings (subject to planning permission). The potential is certainly endless.....



There are several different aspects to the land at the present time. Fronting on to main road there is a possible site with 35 yards road frontage for a one off property subject to planning permission.

Located to the rear of this field is the stable area which consists of a barn, tack room, mare & foal stable and three further individual stables. The total floor area of this section is approx. 1,844 Sq Ft. The yard area surrounding the stables is approx. 1,280 Sq Ft.

As you move up on to the elevated portion of the site there are three large fields, any of which would be a most magnificent setting for a dwelling house. These paddocks have stunning views out over the Shannon estuary and beyond.

The remaining field at the rear of the site is also in a beautiful setting and overlooks your own private portion of Lough Gorteen. A beautiful place to enjoy those long Summer evenings in view of Cratloe Woods.

The last portion of the land is an enchanting Bluebell Wood. Also an area of outstanding natural beauty and like the rest of the land this has been meticulously maintained with clearly defined walkways and hedgerows.

