

KILRUSH MARINA, CO. CLARE, IRELAND.

INVESTMENT OPPORTUNITY FOR PROPERTY DEVELOPERS



PROJECT DETAILS



Kilrush Marina
and Land Development

Shannon Development, the Government Economic Development agency for the Shannon Region, has responsibility for promotion and development of

sustainable tourism investments in the Region. The development of Kilrush Marina and lands in a compatible and complimentary manner to the existing marina operations, leading to economic benefits for Kilrush Town and surrounding area, is an important strategic objective for Shannon Development.

Investment Opportunity

It is considered that the lands at Kilrush Marina have exceptional potential for mixed use developments including residential, holiday apartments, hotel/leisure, retail, commercial, technology park, office, complementary light industry / craft development.

From the outset, Shannon Development has been committed to developing all aspects of the Kilrush Marina project to a standard consistent with best international practice. This commitment is evident through the build / design standards adopted throughout the Marina and also through the strong customer focussed management of the facility. Over the last number of years, Shannon Development has put in place all key elements required to efficiently operate the Marina including a purpose built Marina Centre, Lock Gates, pontoons, boat repair and service facilities.

Having successfully completed the infrastructural phase, Shannon Development considers that completion of the Kilrush Marina Project, through the construction of complementary residential and commercial projects, should be carried out by way of a sale and development agreement with suitable private sector interests. An area of development land comprising approximately 6 hectares (15 acres) is available for development within the Marina site and Shannon Development is now seeking submissions from developers and interested parties in line with the enclosed explanatory guidelines and application procedures.

Site Location

Kilrush Marina and lands is situated on the West Coast of Ireland on the picturesque Shannon Estuary. Travel time from Shannon International Airport is approximately one hour. Its location is ideally placed for cruising north to the Aran Islands, Galway Bay and Connemara, or south to Tralee Bay, Fenit, Dingle and the established cruising areas of West Cork and Kerry. It is also the gateway to Ireland's inland waterways and to over 600 km of inland cruising on Lough Derg, the river Shannon and the Irish canal system.

Its West Coast location on the Shannon Estuary also make it an excellent base from which to visit the many attractions of the Shannon Region which hosts a range of renowned visitor attractions including Bunratty Castle and Folk Park, the Cliffs of Moher, Lisdoonvarna, the Burren and the well known seaside resorts of Lahinch and Kilkee.

Kilrush Marina

Kilrush Marina offers a unique blend of facilities and lies in the tranquil waters of a sheltered harbour making it a safe, secure haven for maritime enthusiasts.

The Marina offers 120 fully serviced berths accessible at all stages of the tide. Marina services include a modern boatyard with full boat repair and service facilities, a 40 ton hoist, slipway, fuel berth and boat storage.

A newly constructed purpose built Marina Centre provides state-of-the-art visitor facilities including changing rooms, showers, toilets, lounge areas, marina reception and offices.

Activities operating from the Marina include deep sea angling, dolphin watching trips, a range of watersports activities including sail training and boat trips to the monastic island of Scatterry. Further details on Kilrush Marina can be located on the marina website at www.kilrushcreekmarina.ie



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Kilrush Town

Kilrush is the third largest town in Co Clare with a population of 2,699 (2002 Census) and a hinterland population of 10,681. The town is located 43.5 km (27 miles) south-west of Ennis on the north shore of the Shannon Estuary. Travel time from Shannon International Airport is approximately one hour. The economy of the town is based on the surrounding agricultural hinterland, the West Clare Tourism Industry and is also the nearest town to the ESB power station of Moneypoint which employs in excess of 270 people.

Kilrush stands on the main West coast tourist route linking Galway to Kerry via Killimer - Tarbert car ferry. In addition to the facilities and activities available from the Marina the area has many other tourism attractions and facilities including Kilrush Heritage Centre, Scattery Island monastic settlement, Vandeleur Walled Garden and Kilrush Golf Club. Doonbeg Golf Club, which opened for play in 2002 is located just 10km North West and consists of Greg Norman designed championship standard links golf course and golf clubhouse facilities. Further details on Kilrush Town and surrounding area can be located on the town website at www.kilrush.ie

Planning Permission

In February 2002 the Kilrush Development Plan was adopted by Kilrush Town Council and specific land zonings were applied to the marina land holdings. The Town Council zoning indicates that the majority of the lands are located within a strategic development zone which allows for a wide range of developments to be considered. A detailed master plan must be prepared for the lands in question in order to facilitate development. In addition to information regarding the proposal this information pack also includes a site location map, a site plan of the lands and an extract from the 2002 Kilrush Development Plan.

Informal discussions have taken place with Clare Co. Council and Kilrush Town Council who have indicated that they would welcome a planning application for this strategic development zone. It is anticipated that formal pre-planning consultation will take place in order to progress this initiative.



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