

Costelloe

Estate Agents | Registered Valuers | Chartered Surveyors

5 Abbey Street | Ennis | County Clare | Ireland. | V95 CK38

DC.BQ

25th March 2022

Mr. Kevin Flynn,

Managing Director

Flynn.,

By Email Only:

Re: Proposed Development at Liscannor, Co. Clare

Dear Mr. Flynn,

I refer to our recent telephone conversation in connection with the above property.

Accordingly, I confirm the following:-

1. We are one of the most active estate agents in the Lahinch/Liscannor area.
2. Previously, we were the selling agent for new developments at Knockrahaderry in Liscannor and currently are the selling agents for both Lahinch Court and Cill Stuifin in Lahinch.
3. We have been working on the proposed development for over 2 years.
4. We have advised that there is significant demand for permanent homes in the Liscannor area, for both the home market and retirement market. The site is best suited to a mixed scheme of semi-detached/terraced houses fronting the side roadway and an infill development of detached houses from its southern access. We have also recommended that these houses should not be oversized should be less than 1,800 square feet each.
5. Accordingly, we believe that the proposed scheme designed by MCA Architects will be exceptionally well received by the market. It provides for a development of 4 terraced 2 bedrooms homes and 12 detached houses providing two different types. The site area is 0.92 hectares and this is an appropriate density, in our opinion, of 7.3 units to acre or 18 units to the hectare.

6. There is a serious shortage of permanent homes in the area. The recent pandemic has seen a surge in lifestyle change, with remote working the new norm for the west of Ireland and retiring parties relocating to the area.

I trust the above answers the queries raised and if I can be of any further help, please do not hesitate to contact me.

Yours sincerely,



**DAVID COSTELLOE MRICS MSCSI
CHARTERED VALUATION SURVEYOR
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