

FOR SALE BY TENDER

13.25 ACRES (5.36 HA) DUBLIN ROAD

Portlaoise, County Laois

Portlaoise General
Hospital

Town Centre

M7 Motorway

Killeshin Hotel

(Approximate Outline - For Identification Purposes Only)

Superb opportunity to acquire a residential
development site in a proven selling location

Dublin City 80km Carlow 37km Tullamore 34km Naas 52km



www.jordancs.ie
Tel: (045) 433550

13.25 Acres (5.36 Ha.)

DUBLIN ROAD

Portlaoise, County Laois

LOCATION:

The subject property is located just off the Dublin Road (R445), approx. 2km from the town centre and positioned between the Apple Green Service Station and the Killeshin Hotel. The site is 2.5km southwest of Junction 16 on the M7 Dublin to Limerick Motorway while the N80 National Route linking Portlaoise with Carlow and Tullamore is located approximately 900m to the south. The Midlands Regional Hospital is directly opposite.

Portlaoise is the largest town in County Laois with a population (including the environs) in the region of 25,000 and increasing every year. It is a vibrant town with everything provided including extensive shopping, numerous sports clubs and many schools (both primary & secondary).

DESCRIPTION:

The subject site extends to a total area of approximately 5.36 hectares (13.25 acres) with access onto the Dublin Road. The entire is in three divisions with natural boundaries and hedgerows throughout. It is topographically level, currently in grass and primarily surrounded by residential development and some agricultural lands and zoned residential. A pre-connection response from Irish Water (June 2021) indicates capacity for the development of the lands.

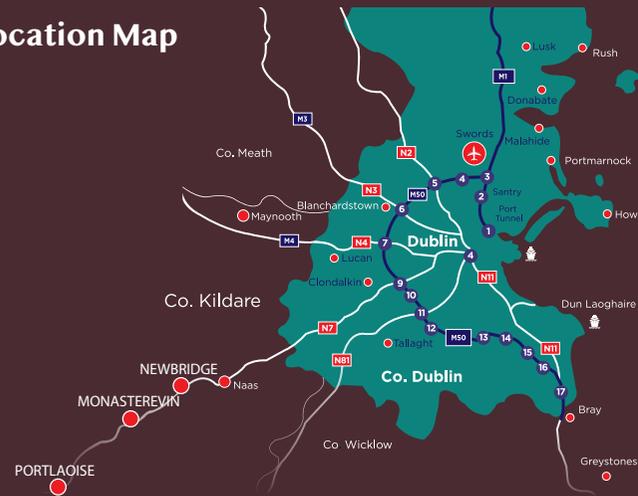
ZONING:

The property is zoned 'Residential 2' – New Proposed Residential in the Portlaoise Local Area Plan 2018 – 2024. The objective of this zoning is:

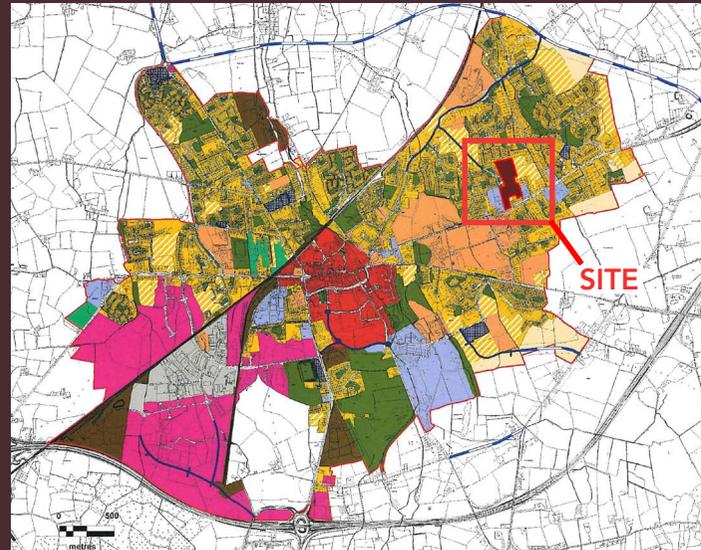
"To provide for new residential development, residential services and community services"

The subject lands are also identified as a key site in the completion of the link road that is proposed between the Dublin Road and the Borris Road which runs through the Rath Gailina estate to the northeast and west

Location Map



Site Plan



DRIVE TIMES

- Dublin City 50 minutes
- Carlow 38 minutes
- Tullamore 35 minutes
- Naas 30 minutes

(Approximate Outline - For Identification Purposes Only)

Services:

Purchasers to make their own enquiries but we can supply a pre – connection enquiry response from Irish Water

Title:

Freehold – legal pack and Tender documents available from Solicitor.

Solicitor:

Rollestons McElwee Solicitors, Portlaoise, Co. Laois 057 – 862 1329.

Tender Procedure:

Tender to be submitted to the offices of Rollestons McElwee Solicitors no later than 3pm on Friday the 14th October 2022.

Tenure:

Freehold.

Price:

On application.

FURTHER INFORMATION:

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