



# LANDS AT DUBLIN ROAD CARLOW

**FOR SALE BY PRIVATE TREATY**

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P.)

**savills**





# OVERVIEW

- › Excellent Residential Development opportunity (S.P.P)
- › Site extending to approx. 12.6 hectares (31 acres)
- › Located between two established residential housing estates
- › Frontage to the Dublin Road approx. 210m
- › Benefits from Residential 2 zoning on approx 7.6 ha (18.8 acres)

## DESCRIPTION

The property comprises a regular shaped, greenfield site of approx. 12.6 hectares (31 acres). The site is located in a predominately residential area and is bound to the north by Carlow RFC, to the east by Castleoaks, to the south by the Dublin Road (N9) and to the west by Highfield housing estate. This site is relatively level in nature and enjoys approx. 210 meters of frontage onto the Dublin Road.

## LOCATION

This outstanding development opportunity enjoys an excellent position on the northern side of Carlow town, with frontage to the main Dublin Road of approx. 210 meters. The subject site is located approx. 1 km from Carlow town centre and within walking distance of all amenities, as well as, numerous schools and sporting facilities including Dr. Cullen Park, home to the Carlow County football team and Carlow Rugby Football Club. The immediate area is a mix of residential, retail showrooms and industrial units.

The site is located on the R417 and is approx. 7.5km from the M9 motorway which provides access north to Dublin and south to Waterford City. It is approx. 2km to Carlow Train Station.



OSI Map (Approximate outline for identification purposes only)



## ZONING

The subject site is located in an area covered by three separate zoning objectives under the current Carlow County Development Plan 2015 - 2021, as follows:

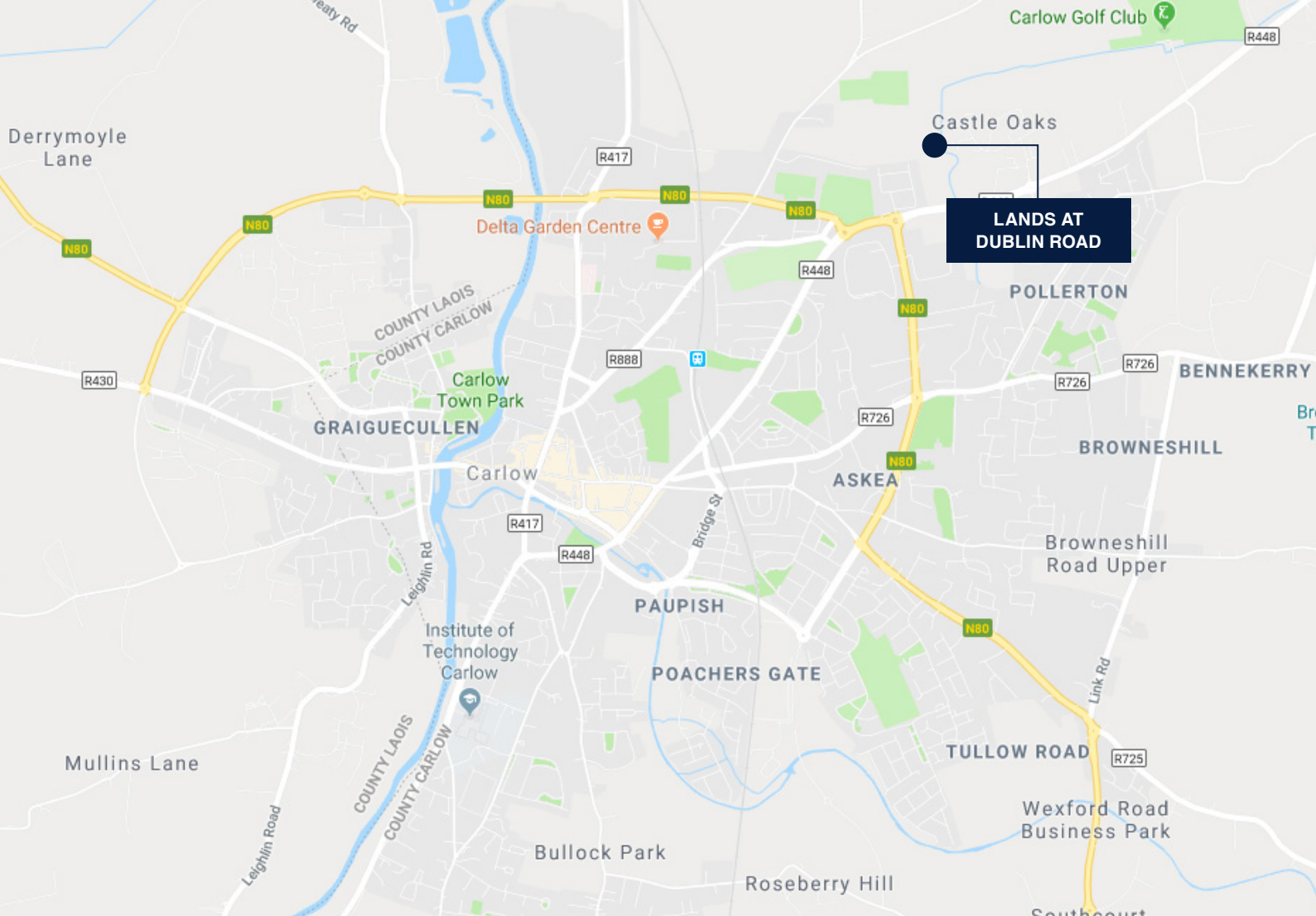
- › Approx. 2.3 acres zoned G5 - Mixed/ general 'green'/recreation/conservation, other - Amenity & Open Space - To preserve, provide for an improve active and passive recreational public and private open space.
- › Approx. 18.8 acres zoned R2 - Residential 2 - To provide for new residential development, residential services and community facilities with the plan period 2012 - 2018. This zone is intended primarily for housing development but may include a range of other uses particularly those that have the potential to foster the development of new residential communities.
- › Approx. 10 acres zoned O1 - Strategic reserve, White land - To provide lands for future development in line with national and regional targets over the next plan period 2018 - 2024.



Carlow Zoning







## CONTACT & FURTHER INFORMATION

### METHOD OF SALE

The subject is being offered for sale by Private Treaty.

### TITLE

We understand that the property is held freehold.

### SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

### SALES AGENT



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