

Coonan
PROPERTY



Town
Centre

Rochfort
Manor

River Barrow

South East
Technological
University

Meadows
Way

Full Planning Permission for 131 Units
approx. 14 acres (5.68 ha)
CROSSNEEN, CARLOW TOWN

Development Land

- Prime land holding extending to approx. 14 acres (5.68 ha) with full planning permission for 131 Units
- Benefit of full planning permission for 131 units, 113 houses and 18 own door duplexes, all are ground and first floor with own door entrances
- Extensive road frontage of approx. 325 metres to the Leighlin Road, bounded by the popular Rochfort Manor development to the north
- Strategically located adjacent to the part existing and part proposed ring road, just south of Carlow town. The town offers exceptional transport connections via the N80 and M9 motorway, plus Carlow is on the Dublin-Carlow-Waterford line, 12 trains from 6,30 am daily to Dublin and 11 return, and for travel by bus there are several Bus Eireann and private bus routes to Dublin and many other towns
- Very accessible prospering area in need of new residential developments due to strong demand in this proven selling location
- Carlow Town is the 12th largest urban centre in Ireland with a population of 27,000 and a prime retail and services Town, with easy access to Dublin

**For Sale by Tender on Wednesday, 22nd April at 12pm
(unless previously sold)**



The Property

The property comprises approx. 14 acres (approx. 10 acres with a residential objective) with extensive road frontage to the Leighlin Road (approx. 325 metres).

The subject lands are regular in shape and the topography falls gradually from rear to front with views eastwards towards the River Barrow and the South East Technological University. The lands benefit from major road improvements to the area carried out in recent years, including new footpaths, street lighting and cycle paths along its entire frontage.

The property now has the benefit of full planning permission for 131 units, 113 houses and 18 own door duplexes all are ground and first floor with own door entrances.





Location

The property is located approx. 2.5km south of Carlow town. Carlow is the county town of County Carlow, in the south-east, 84km from Dublin. At the 2022 census, it had a combined urban and rural population of 27,351. Carlow Town is the 12th largest urban centre in Ireland with a population of 27,000 and a prime retail and services Town, with easy access to Dublin.

Crossneen is minutes away from Carlow town and has easy access to all the amenities that can be found in this thriving location. Carlow has fantastic connections to the rest of the country due to its excellent position off the M9 Motorway. Dublin City Centre can be reached by car in just over an hour, as can Dublin Airport. Rosslare is also only an hour and twenty minutes away on the N80, giving superb access to Rosslare Europort. There are good rail services in the area as Carlow is on the Dublin-Carlow-Waterford line, 12 trains from 6,30. am daily to Dublin and 11 return, and for travel by bus there are several Bus Eireann and private bus routes to Dublin and many other towns This is a very accessible area which is prospering and in need of new residential developments due to strong demand in this proven selling location.

The lands are located approx. 35 minutes from Naas, approx. 35 minutes from Portlaoise and 25 minutes to Kilkenny.

Carlow benefits from a strong and diverse employment base, supporting a vibrant local economy and providing a wide range of career opportunities across manufacturing, pharmaceuticals, engineering and professional services.

Major employers in the area include Autolaunch, Burnside Eurocyl and NUA Manufacturing, alongside global pharmaceutical company MSD, which operates a state-of-the-art 200,000 sq.ft manufacturing and corporate office facility in Carlow. These companies contribute significantly to local employment and underline the town's reputation as an important centre for advanced manufacturing and industry in the South East.

Further employment is supported by major organisations such as Netwatch, which has its headquarters in Carlow, and Unum, which operates a large business services centre locally.

The Institute of Technology Carlow was one of the largest Institutes of Technology in Ireland, with campuses in Carlow, Wexford and Wicklow and part-time provision elsewhere in Ireland. It became a founding constituent institute of South East Technological University (SETU) in May 2022. SETU Carlow Campus provides an innovative and dynamic learning environment for over 7,500 students with 800 Staff.

Planning

Planning permission for the construction of 131 residential units plus creche was granted by Laois County Council under the following reference numbers:

- 24/60798
- 24/60700
- 24/60059

A full planning pack is available in our data room on request.



Map for identification purposes of the land only.

Zoning and Full Planning Ready to Go for 131 units

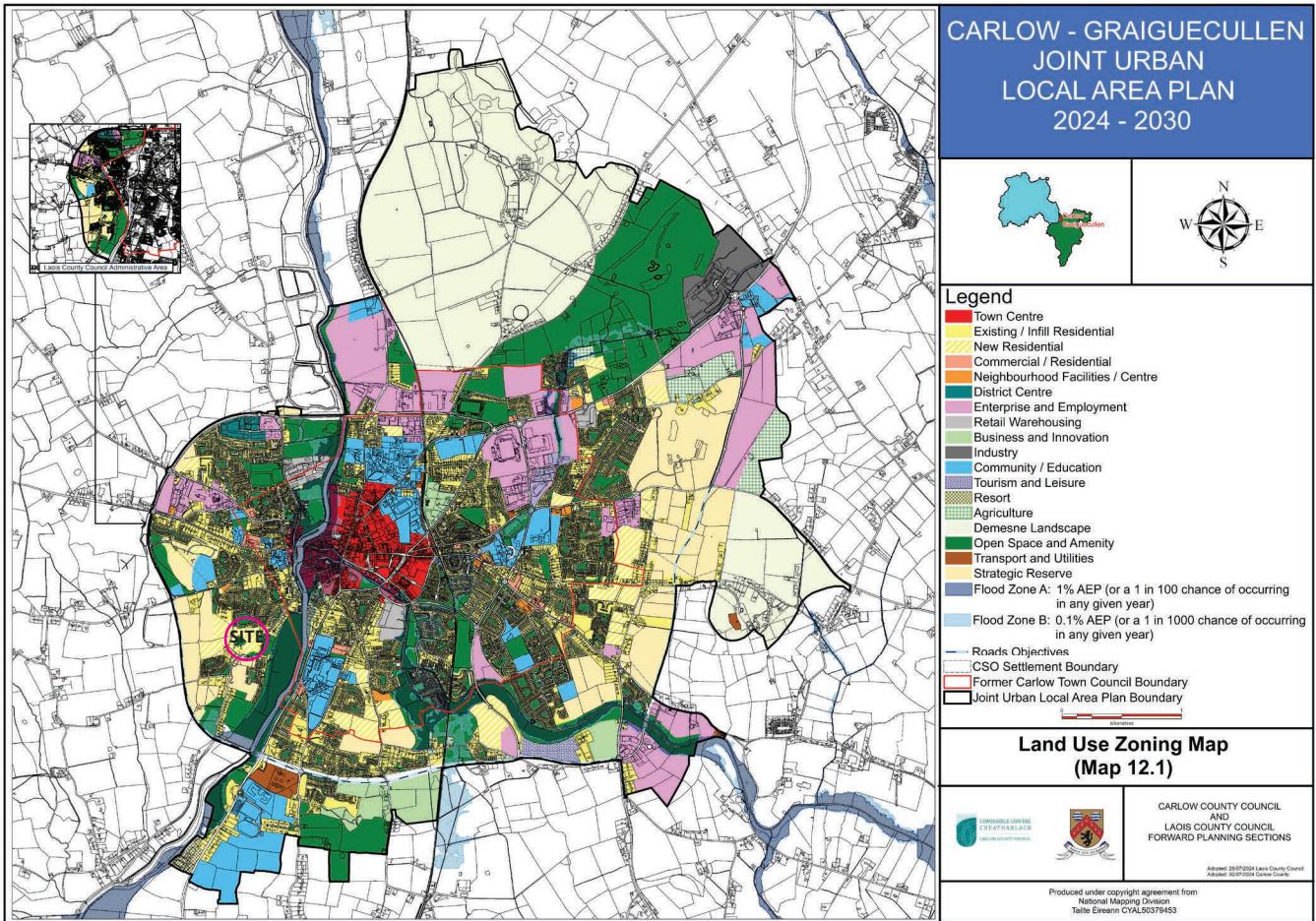
The subject lands are mostly zoned with an Objective C – New Residential in the Carlow Graiguecullen Joint Urban Local Area Plan 2024 – 2030. The remainder of the lands are zoned with an Objective O – Open Space and Amenity.

1. New Residential Objective – to provide for new residential development, supporting community facilities and other facilities and services incidental to residential development. This is the primary location for new residential neighbourhoods. Any development shall have a high quality design and layout with an appropriate mix of housing and associated sustainable transport links including walking, cycling, and public transport to local services and facilities.
2. Open Space and Amenity Objective – to protect, provide for an enhance open space, amenity facilities and recreational uses. The areas included in this zoning objective cover both private and public open space and are dispersed throughout towns and villages, as well as riparian zones and environmental buffers. The aims of this land use-zoning objective include:
 - To protect residential amenity in housing developments
 - To protect, improve and provide for recreation, open space, and amenity provision
 - To protect, improve and maintain public open space
 - To preserve private open space, and
 - To provide recreational and community facilities

Services

Interested parties are required to satisfy themselves in relation to the availability and adequacy of services.

Map-12.1-Land-Use-Zoning-Map



Tender Procedure

Completed tenders should be marked 'Crossneen Tender' and returned to Byrne Wallace Shields in a sealed envelope no later than 12 noon on Wednesday 22nd April 2026 (unless previously sold).
The vendor will not be obliged to accept the highest or any tender.



VIEWING

By appointment only

SOLICITORS

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