

DUBLIN ROAD, CO. KILKENNY

PRIME ZONED GATEWAY SITE



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67.21 ACRES (APPROX.)

Prime Zoned Gateway Site

The property represents an opportunity to create a significant gateway development at the entrance to Kilkenny City (s.p.p.).

This strategically located holding is well positioned to take advantage of the established business presence along the Dublin Road where occupiers include VHI, Glanbia and the Lyrath Estate Hotel.

Extending to approx. 67.21 acres (27.20 hectares) the holding is currently in tillage and enjoys approx. 100 metres of direct frontage to the Dublin Road. The holding also benefits from an additional agricultural access point to the shared laneway to the east.

Exit 8 on the M9 Motorway is within 8 km via the N10 providing easy access to Dublin and the wider motorway network.

Dublin City Centre > 120km

Rosslare Harbour > 90km

Waterford > 50km



Planning

In August 2010 Kilkenny County Council granted planning permission (09/437) for significant enabling infrastructure on the lands to include a new roundabout junction with the Dublin Road, connections to public services, pumping station, surface water attenuation ponds, bored well together with landscaping and laying out of a public amenity open space.

In May 2015 this permission was extended until August 2020 under ref 15/163.

Zoning

Under the current Kilkenny City & Environs Development Plan 2014 – 2020 approx. 55.85 acres are zoned Objective: Business Park, that is 'To provide for commercial activity including industry, information technology-related industrial and office development and ancillary services and retail warehousing.'

Permitted uses include: Hotel, Car Showroom, Warehousing (including Retail Warehousing), Light Industry, Office Based Industry, Science and Technology Based Industry, Enterprise Centre, Restaurant

The balance of the lands are zoned Amenity/Green links/Biodiversity conservation/ Open Space/Recreation, that is 'to allow for green links and biodiversity conservation and to preserve, provide and improve recreational open space.'

Viewing

Strictly by appointment only.

Guide Price

On application.



