

High profile Development Site – Zoned ‘Industrial & Warehousing’



**C. 1.75 ACRES (0.71 HECTARES)
ZONED INDUSTRIAL & WAREHOUSING**

GALLOWSHILL, ATHY, CO. KILDARE

Guide Price: €260,000

**FOR SALE BY
PRIVATE TREATY**



PSRA Reg No. 001536

C. 1.75 ACRES OF HIGH-PROFILE ZONED LANDS 'INDUSTRIAL & WAREHOUSING'.

LOCATION:

The property occupies a high-profile location fronting onto the Athy Distributor Road which opened in 2024. It is just off the intersection with the N78 towards Dublin and the R418 Kilcullen Road. The Distributor Road has improved connectivity around the town, alleviating decades of traffic congestion.

One of the main selling points in Athy is its accessibility to a wide number of towns with Carlow, Portlaoise, Naas, Newbridge and Kilkenny all accessible in 30 to 40 minutes' drive, in addition to this the M9 Motorway is less than 10 mins.

DESCRIPTION:

The property has circa 180 metres frontage onto the Athy Distributor Road offering great profile for an end user. The property adjoins existing commercial occupiers of Iron Mountain, Entexol and Mr. Price.

PLANNING:

The site is zoned in Industrial / Warehousing in the Athy Town Development Plan 2021 – 2027. This land use is described as follows:

'To provide for industry, manufacturing, distribution and warehousing'.

Uses Permitted in principle include:

Garage / Car Repairs, Heavy Commercial Vehicle Park, Industry (Light), Industrial (General), Motor Sales, Petrol Station, Warehouse (wholesale)/store/depot.

Uses Open for Consideration include:

Agricultural Buildings, Nursing Home, Offices & Utility Structures.

THE OPPORTUNITY:

- High profile development site with extensive frontage onto Distributor Road.
- Excellent accessibility to a range of locations.
- Land zoned under the Athy Development Plan.

GUIDE PRICE:

€260,000.

SOLICITOR:

Rolleston McElwee Solicitors, Portlaoise, Co. Laois.

SERVICES:

Interested parties to make their own enquiries.

TERMS OF SALE:

Any offer to be submitted in email format with proof of funds provided.

CONTACT:

Clive Kavanagh

MRICS, MSCSI

T: 045 -433550 E: clive@jordancs.ie





These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2025. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 00075125 © Government

