



THE MEADOWS

TULLAMORE, CO. OFFALY

C. 10.77 Acre Development Site with FPP for 92 Units

Exclusive In-fill Development Opportunity

For Sale by Tender – Friday 9th October 2026 at 3.00pm

JORDAN 



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TULLAMORE, CO. OFFALY



Exclusive In-fill Development Opportunity

Approximately c. 10.77 acres (c. 4.36 hectares) with full planning permission for 92 houses in Phase 1 including an additional c. 3.24 acres (c. 1.31 hectares) – Ideal for further development subject to PP.

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Tullamore Connected & Thriving



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Tullamore – A Connected & Thriving Midlands Location

Tullamore, the county town of Offaly, is a thriving and well-established regional centre strategically positioned in the heart of the Midlands. Set on the banks of the Grand Canal and with a population of approximately 15,000, the town combines excellent national connectivity with an extensive range of employment, education, retail, leisure and recreational amenities.

Strategic Location & Excellent Connectivity

Tullamore enjoys a highly accessible location within the national road network. The M6 Dublin–Galway motorway is approximately 10 km from the town, providing convenient access to Dublin and the M50, approximately 50 minutes to the east, while also offering excellent connectivity westwards towards Galway and the wider Midlands region.

The town is also exceptionally well served by public transport, with regular bus services and a direct rail connection to Dublin Heuston Station. Tullamore Train Station is conveniently located approximately a 10-minute walk from the subject site, providing an attractive transport option for commuters and residents alike.





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A Strong Regional & Employment Centre

As one of the principal towns in the Midlands, Tullamore serves as an important regional centre for commerce, public services, healthcare and education. Major employers and institutions within the town include the Department of Agriculture, Food and the Marine, the Department of Education and the Midland Regional Hospital Tullamore.

This strong employment base, combined with excellent transport connections and a high level of local services, contributes to Tullamore's established appeal as a location in which to live, work and invest.

Shopping, Dining & Everyday Convenience

Tullamore offers an impressive range of retail, dining and everyday amenities, with an excellent selection of restaurants, cafés, pubs and shops throughout the town centre.

The town is home to leading national retailers including Dunnes Stores, Tesco, Lidl, Aldi, Mr Price, Regatta Great Outdoors, Harry Corry, Choice, Home Savers, DID Electrical, Woodie's and Boots, together with the Tullamore Shopping Centre and Bridge Centre.

The central location of the subject site means that many of these amenities are within convenient walking distance, providing future residents with the benefits of an established and highly accessible town-centre location.



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Education & Family Appeal

Tullamore is particularly well suited to families, with a wide choice of established primary and secondary schools located throughout the town and surrounding area.

The combination of schools, healthcare, employment, shopping, transport links and recreational facilities provides the town with a well-balanced offering for families, professionals and commuters.

Sport, Recreation & Lifestyle

Residents benefit from an extensive range of sporting and recreational facilities. Tullamore has a strong sporting tradition, with facilities and clubs catering for GAA, rugby, soccer, horse-riding, hockey, athletics (Harriers), golf, swimming and fitness.

Tullamore Golf Club provides an established championship golf course along with Esker Hills (Shane Lowry's home course) and New Forest Estate and Golf Club, while the town also benefits from gyms, leisure facilities and a swimming pool.

The Grand Canal is one of Tullamore's most attractive recreational amenities, providing a scenic setting for walking, running and cycling and contributing to the quality of life available within the town.



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An Exceptional Development Opportunity

The subject property represents an excellent opportunity to deliver a high-quality development on a centrally located infill site within an established and proven residential market.

Its combination of proximity to Tullamore town centre, excellent road and rail connectivity, major employment centres, schools, shopping and extensive leisure amenities provides all of the fundamentals required for an attractive residential location.

With Tullamore Train Station approximately a 10-minute walk away with trains scheduled hourly and the town's extensive range of amenities within easy reach, the site offers the opportunity to create a highly accessible development in one of the Midlands' most established and strategically located towns.

Tullamore Hospital





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Hospital

Town Centre

Lidl

Dunnes Stores

Shopping

Primary Care

Train Station

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The Development Opportunity



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The subject site occupies a highly attractive position off Bachelors Walk and Church Road, within an established and proven residential location in Tullamore. The surrounding area is characterised by a number of mature and successful residential developments, including Ashley Court, Hophill, Clonminch Avenue and Oakfield, reinforcing the site's credentials as a natural location for further residential development.

The property extends to approximately 10.77 acres (4.36 hectares) in total and offers an excellent opportunity to deliver a substantial residential scheme within easy reach of Tullamore town centre and its extensive range of amenities.

Full Planning Permission for 92 Residential Units

Full planning permission has been granted by Offaly County Council under Planning Reference 22/212 for the development of 92 residential units on Phase 1 of the lands.

Phase 1 extends to approximately 7.53 acres (3.05 hectares) and provides the purchaser with the benefit of an established planning permission for a significant residential development in one of Tullamore's proven residential locations.

Services

We understand that all mains services including mains water, mains drainage and electricity are available to the site but prospective purchaser will need to satisfy themselves as to availability and capacity.





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The Meadows - Schedule of Accommodation

Percentage Per House Type %	Number of Units	House Type	Area m2	Area ft2	Description
23.9	26	HTC	95.4	1027	3 Bed Terrace - 2 Storey
16.6	18	HTC1	96.6	1040	3 Bed End Terrace - 2 Storey
8.3	9	HTC2	90.2	971	2 Bed Terrace - 2 Storey
7.4	8	HTD	97.1	1045	3 Bed Terrace - 2 Storey
10.1	11	HT E	108.7	1170	3 Bed SemiD/Detached - 2 Storey
2.8	3	HT F	87.6	943	2 Bed Terrace - 2 Storey
5.5	6	HT G	88.6	954	2 Bed SemiD/Detached - 2 Storey
0.9	1	HT H	99.8	1074	3 Bed SemiD - 2 Storey
3.7	4	HT H1	99.8	1074	3 Bed Detached - 2 Storey
2.8	3	HT H2	99.8	1074	3 Bed SemiD - 2 Storey
2.8	3	HT K	52.2	562	1 Bed Terrace - 1 Storey
Phase 1 No. of Units	92		9037.9		

Further Opportunities



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Further Development Potential

The balance of the property comprises approximately 3.24 acres (1.31 hectares) and was identified as a potential future phase capable of accommodating a further 38 residential units and possibly more.

No planning application has been made in respect of this portion of the lands and, accordingly, any future development will be subject to obtaining the necessary planning permission. Nevertheless, this additional landholding provides an attractive opportunity for a purchaser to explore a potential future phase and enhance the overall development potential of the site.

An Established Residential Setting

The site benefits from its location within an established residential neighbourhood, surrounded by existing housing and within convenient reach of the town's schools, shops, employment centres, sporting facilities and recreational amenities.

Excellent road and rail connectivity further enhances the location, while Tullamore town centre and its extensive range of everyday services and amenities are readily accessible.

Combining full planning permission for 92 residential units, a substantial overall landholding and the potential for a future development phase, the property represents a compelling opportunity to deliver a high-quality residential scheme within an established and proven Tullamore location.

Planning

Planning permission was obtained from Offaly County Council under Planning Reference 22/212, granted 24th May 2023, appeal to An Bord Pleanála Reference ABP-317341 and Granted on 4th March 2024 – planning permission is due to expire 3rd March 2029. Planning was granted for 92 houses.

There is a further 3.24 acres which was planned to be Phase 2 and planning has not been obtained on this portion of the lands, at this time. This is ideal for further development subject to the usual planning permission.



Major Transport Links



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Major Transport Links

Regular commuter and intercity services on the Dublin-Galway/Westport line.

Served by various regional bus routes.

Key Motorways and Road Access

- M6** (Dublin-Galway): Accessed near Kilbeggan (approx. 10 mins north).
- M7** (Dublin-Limerick): Accessed near Portlaoise.
- N52** Main artery linking Dundalk/Mullingar (north) to Nenagh/Limerick (south), running directly through Tullamore.
- N80** Connects Tullamore to Portlaoise/Rosslare (southeast)

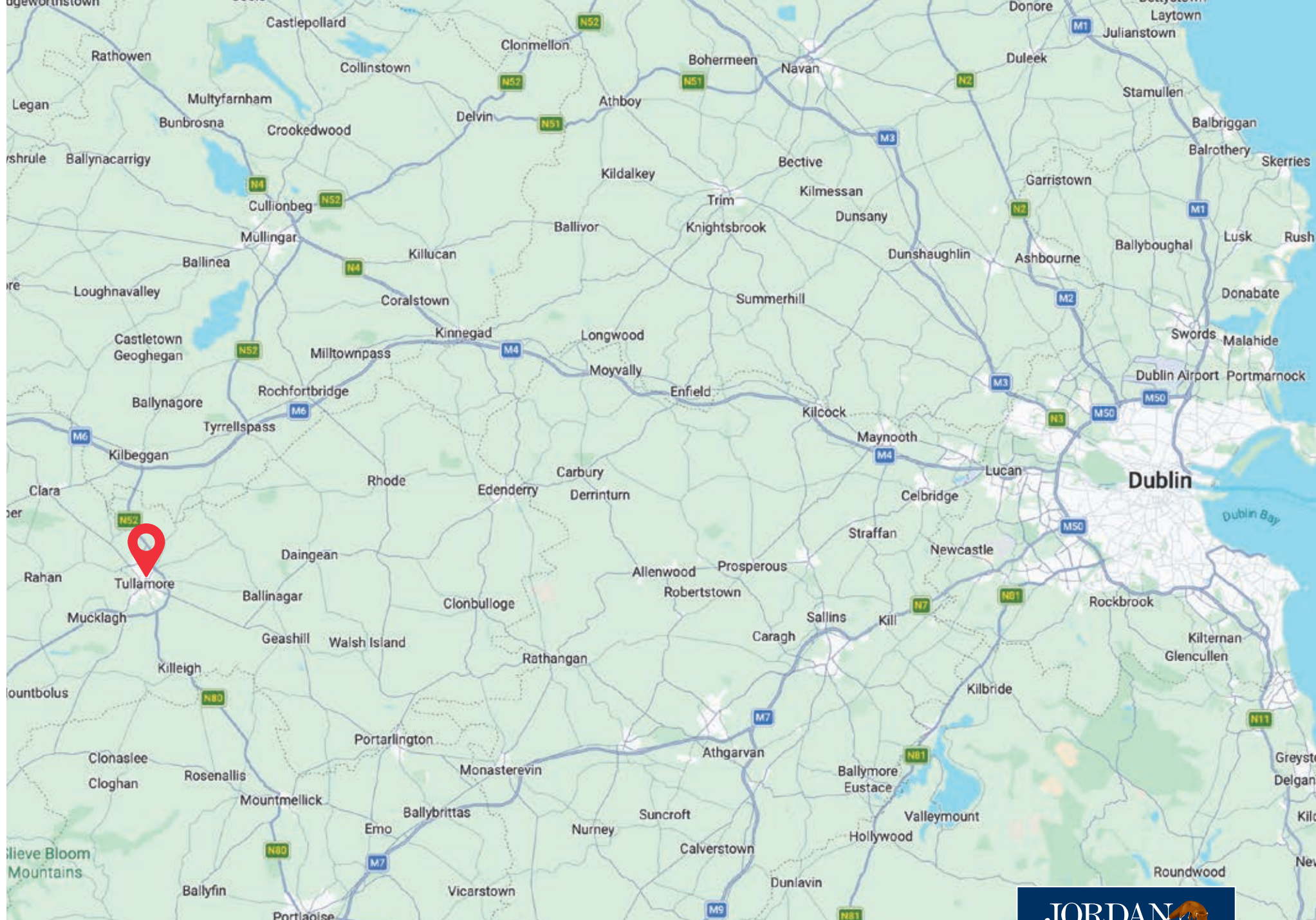
Distance to Major Towns / Cities (approx.)

- **Dublin** M50 (50 mins)
- **Galway** 115-123 km (1 hr 30 mins)
- **Athlone** 35 km (30 mins)
- **Portlaoise** 30 km (30mins)
- **Mullingar** 35-40 km (35 mins)
- **Kildare Village** 45 km (40 mins)
- **Limerick** 100-110 km (1 hr 30 mins)



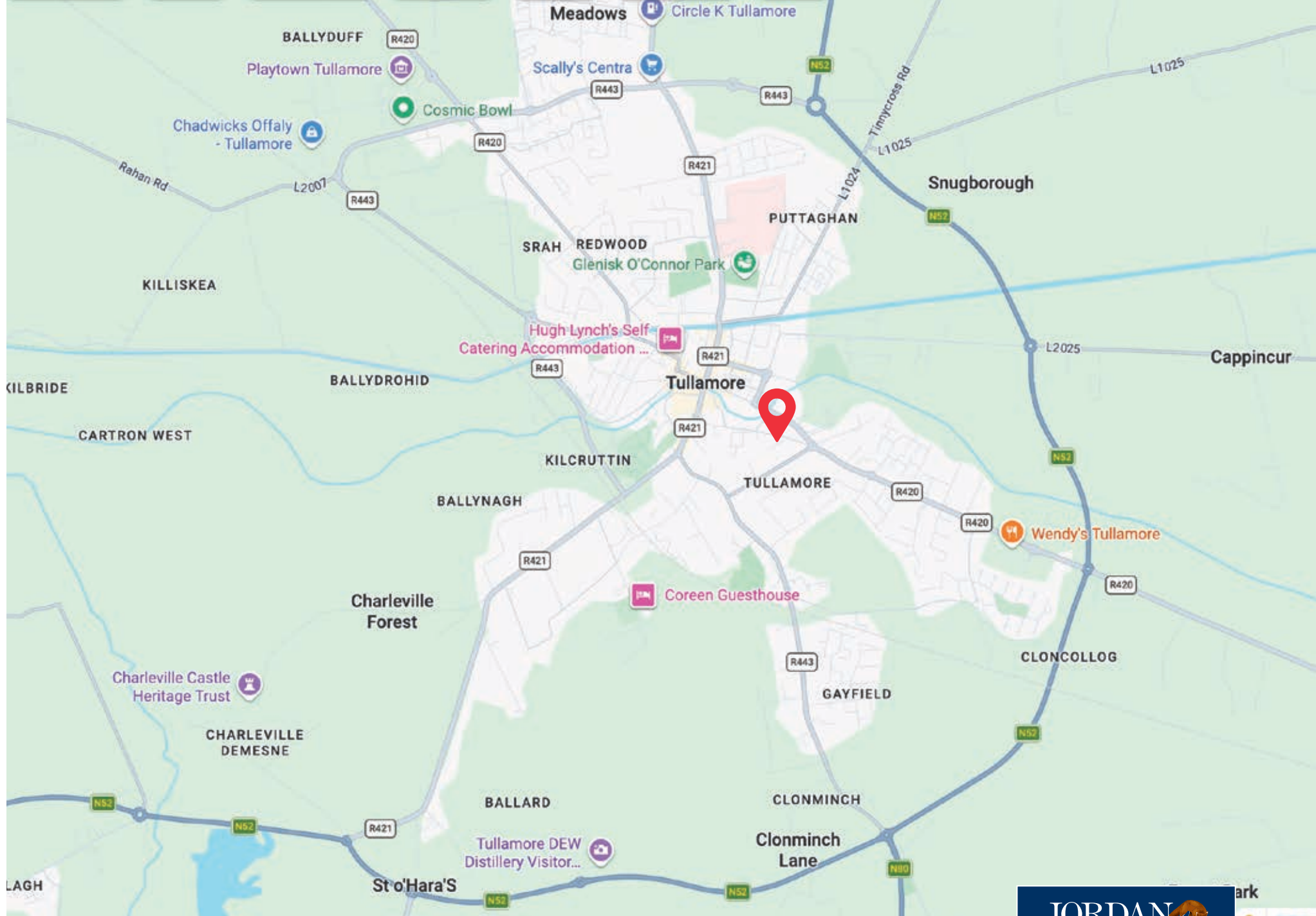
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Further Information



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Method of Sale

For Sale by Tender – Friday 9th October 2026 @ 3.00pm

Tender documents available in the Data Room.

Tender documents to be submitted to Conway & Kearney Solicitors before
3.00pm on Friday 9th October 2026.

The Vendor will not be obliged to accept the highest offer.

Title

We understand the property is held Freehold but this information is available in the Data Room.

Data Room

For access to the Data Room, contact Jordan Auctioneers.

Solicitor

Ann Woods, Conway & Kearney Solicitors, High Street, Tullamore, Co. Offaly.

T. 057 932 1201 **E.** info@conwaykearney.com

Further Information

For further information or copies of the brochure please contact:

Liam Hargaden FRICS, FSCSI, MIPAV, MMCEPI

Managing Director **Jordan Auctioneers**

T. 045 433550 **M.** 086 256 9750 **E.** liam@jordancs.ie





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