



EXCITING COMMERCIAL DEVELOPMENT OPPORTUNITY



Executive Summary



High-profile town centre location



Site extending to a gross area of approx. **8 Ac (3.23 Ha)**



Part zoned Objective A '**Town Centre**' and part zoned OS '**Open Space**'



Potential for a large **mixed-use development**



Strong connectivity with direct access to the M9 within 10 minutes and Irish Rail access via Athy Rail Station



Located approx. **1 hour outside Dublin City Centre**, Athy is an ever-growing commuter town



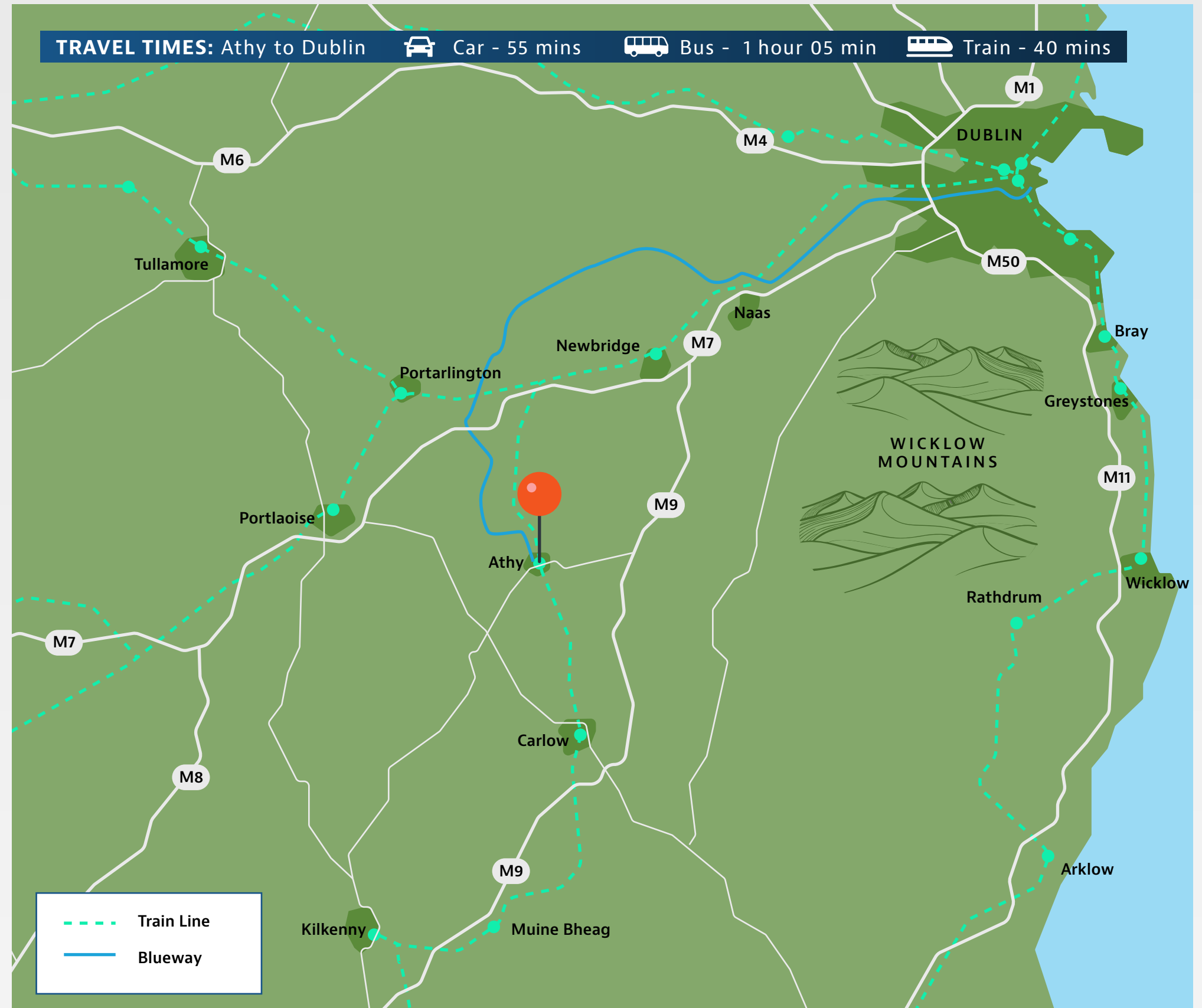
Location

The subject site is located in Athy, County Kildare. Athy is a market town located in Southwest County Kildare at the confluence of the River Barrow and the Grand Canal. The town has had a colourful history having developed from a 12th century Anglo-Norman settlement to an important stronghold on the local Estate of the FitzGerald, Earls of Kildare, which gives the town a brilliant sense of character today.

Athy has several schools, restaurants and sports clubs to offer, making it a sought-after location in Kildare.

Athy is located between two motorways, the M7 connecting Dublin with Limerick and Cork, and the M9 connecting Dublin with Kilkenny and Waterford. The town is served by a railway station to the east on the Dublin to Waterford intercity route.

Athy is a town continuing to grow with a population currently of 12,000 people but has strong potential to grow beyond 20,000 people. The new Local Area Plan will be in place from 2028 onwards



Description

The site is located on the eastern side of the River Barrow to the south of the Main Street. The site has extensive frontage onto the River Barrow, comprising approximately 400m in total. The site is bounded to the north by Athy Courthouse and Emily Square, to the east by existing residential and commercial developments and the church buildings, to the south by a now redundant railway line and bridge, and to the west by the River Barrow, Athy Library and the Dominican Lands.

The site comprises 3.23 hectares or approx. 8 acres in total. Access to the site is from the north via Barrow Quay behind the courthouse. Access is also possible from Janeville off the R417 to the east of the site.

The town of Athy has been bypassed by a new road which follows the line of the existing railway line over the Barrow on a new bridge to the south of the site. This new road will reduce traffic congestion within the town centre.

The site is currently undeveloped apart from a marina feature at the centre of the site, which was developed as part of an earlier development strategy for the site (in association with an apartment developed for which outline planning permission was granted in 2001 but never executed). The marina in its current form is used by local angling clubs on an ongoing basis. An existing building, The Abbey, was demolished in recent years, on health and safety grounds.

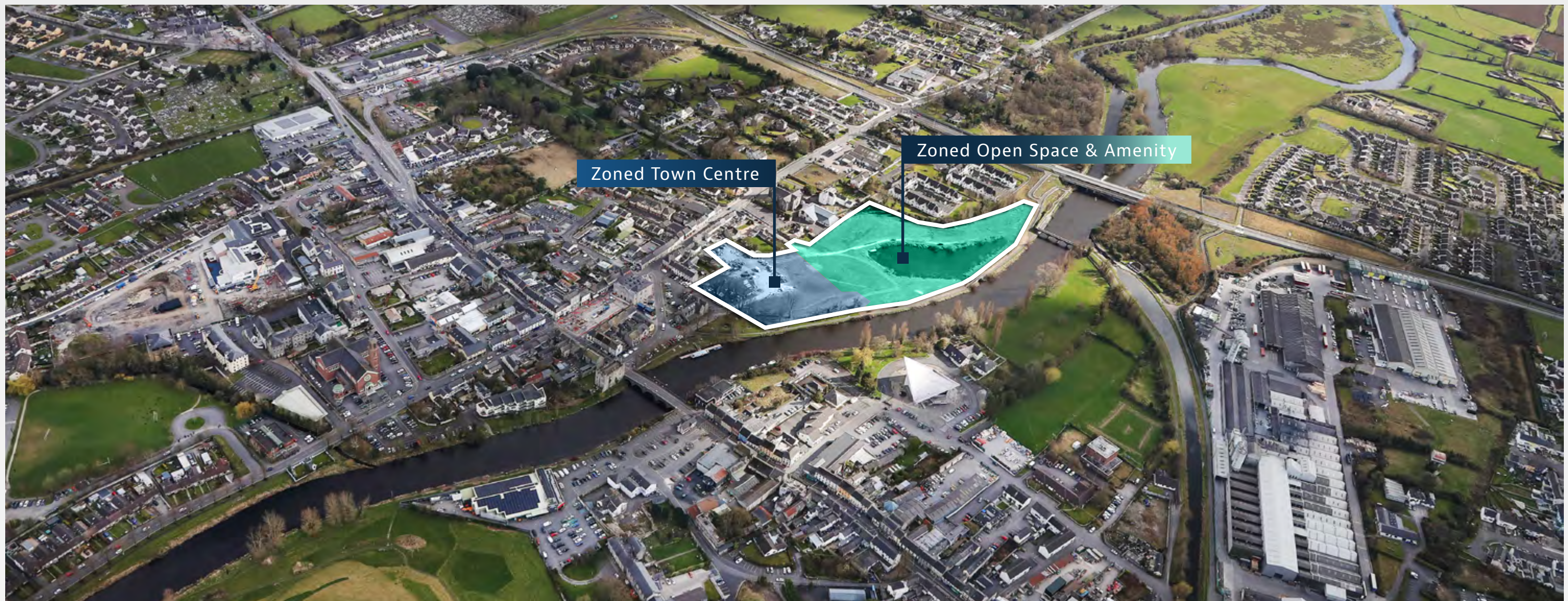


Zoning

- The site has the benefit of two zonings under the provisions of the Athy Town Development Plan 2021 – 2027
- Approx. 2.61 acres zoned **Town Centre** – “To protect and provide for the future development of the town centre”
- Approx. 5.39 acres zoned **Open Space** – “To protect and provide for open space, amenity and recreation
- The entire site was previously designated ‘Town Centre’ and has the potential to be re-designated as ‘Town Centre’ in the upcoming Athy Local Area Plan.

Permitted in Principle

Community / Recreational/ Sports Buildings, Creche / Playschool, Library, **Residential**, Hotel, Medical Centre, Nursing Home, Offices, Pub, **Shop** (Comparison), **Shop** (Convenience)



Further Information

Data Room

For access to the data room, please contact the Selling Agents.

Method of Sale

The subject site is being offered for sale by Private Treaty.

Title

It is understood that the property is held freehold.

Services

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

Selling Agent



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