

Expressions of Interest Invited

**FOR
SALE**

DEVELOPMENT LAND

Comprising 47.84 Hectares (118.21 Acres)
at Carnmore, Galway



On the instructions of the joint owners, Galway City Council and Galway County Council, the joint agents, Power Property & Keane Mahony Smith Auctioneers hereby invite Expressions of Interest in relation to the sale of the subject property.

Galway County Council has identified the former Galway Airport lands to be developed as an Innovation, Business and Technology Campus.

High profile location off N6/M6 Dublin Galway Road. Ease of access to M6/M17/M18 network, and 8.5km to the East of Eyre Square. Options for multiple access points into the lands SPP. Potential access to the Galway to Dublin/Limerick railway.

ENQUIRIES TO

PJ Power

+353 61 318 770

pj@ppg.ie

PSR: 001297 – 001333

Joe Greaney

+353 91 563 744

info@kmsgalway.com

PSR: 002010 – 002484



Find out more online

ppg.ie

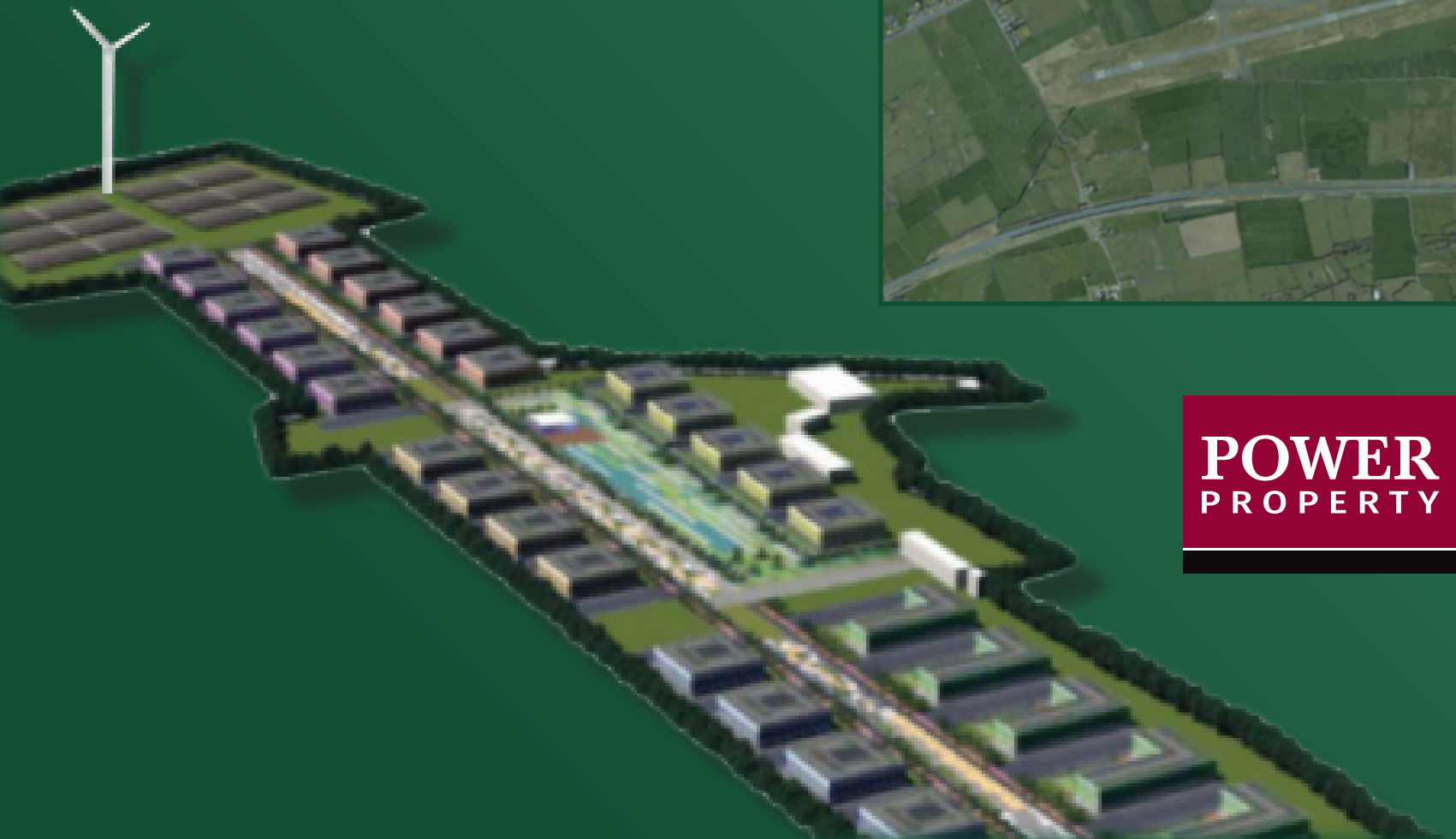
kmsgalway.com

LOCATION

The subject is located at Carnmore West, Co. Galway, being the former Galway Airport Site. Carnmore is located on the outskirts of Galway City located on the R339. The Eircode for the subject property is H91 E2W4. The Local Authority for the area is Galway County Council.

The property has frontage onto the R339 Monivea Rd, the R381 Oranmore Road, and the L7106. The R339 connects with the R381 at Carnmore Cross providing direct access to Junction 19 M6 Galway to Dublin motorway at Oranmore only 1.2 km from the subject property. The M6 links directly to the M17/M18 motorways linking directly to Tuam and Limerick.

Carnmore enjoys a prime location located between Galway City via the N6 Bothar na dTreabh. Claregalway 5km from the subject property and Oranmore 5.1 km from the subject property via the R381.



DESCRIPTION

The subject property comprises of an overall site area of 47.84 Hectares (118.21 Acres).

The existing buildings comprise 2 hangers and are constructed of similar galvanised steel cladding, metal purlins traversing the roof, galvanised roof, concrete floor, uPVC double glazed windows throughout the building over ground and first floor with single glazed wooden windows on the internal offices overlooking the hangers.

Each hanger consists of an eave’s height of approximately 11.7 metres and 3 rollers shutter doors to the front. The middle roller shutter door measures 11.322 m high x 15.446 m width and the doors to either side measure 8.420 m high x 8.155 m width. Each Hanger has the benefit of 3 automated roller shutter doors.

There are 110 numbered car spaces to the rear of the hangers with a further 11 spaces number A to P, 3 of these spaces are marked disabled car parking.

A stone boundary wall and steel fencing provide a boundary around the car park and rear and side of the hangers.





KEY POINTS

Subject property owned equally by Galway City Council and Galway County Council.

The former Galway Airport site has been identified in the National Planning Framework as a Key Growth Enabler. See link to Chapter 5 of the Galway County Development Plan 2022-2028, which refers to same, below:

<https://consult.galway.ie/en/consultation/adopted-galway-county-development-plan-2022-2028/chapter/chapter-5-economic-development-enterprise-and-retail-development>

<https://consult.galway.ie/en/system/files/materials/6962/Galway%20Innovation%2C%20Business%20and%20Technology%20Campus.pdf>

Located on the Galway Strategic Economic Corridor and the Atlantic Economic Corridor. Frontage onto 3 roads.

This is a brownfield site, the redevelopment of which is supported by both the NPF and the RSES. The vision for the former airport lands is to provide for economic development in this part of the county at a scale which will deliver regional impact.

SALE

Expressions of Interest to be submitted by 23rd May 2025 at 5pm.

VIEWING

Strictly by appointment with the Joint Agents Keane Mahony Smith and Power Property.

RATEABLE VALUATION

€66,402 (2024)

QUOTING PRICE

On Application.

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