

## **PRESS RELEASE**

### **PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY**

#### **POLLERTON LITTLE, CARLOW TOWN, CO. CARLOW**

Lisney Commercial Real Estate is delighted to bring to the market a significant development opportunity in Carlow town.

The site extends to approximately 14 acres, with 7 acres currently zoned for new residential development under the Carlow County Development Plan, with the remaining 7 acres proposed to be zoned for new residential development under Variation No. 4 of the plan. This represents a rare opportunity for a large-scale residential development in a highly accessible and strategic location.

The site is located adjacent the established Pollerton Manor residential development on the Palatine Road and situated just 2.5km from Carlow town centre. The property benefits from excellent connectivity to major road networks, including the M9 motorway, located just 7km away, providing easy access to key arterial routes. The property also benefits from dual access points from both the main Palatine Road and a secondary connecting road to the east.

This site offers strong potential to deliver a substantial new residential scheme in line with Carlow County Council's development objectives, making it an attractive opportunity for developers seeking a well-located, high-potential site.

The agents are guiding €5,000,000 for the site and interested parties are invited to contact:

**Shane O'Connor - Head of Development Land, Lisney Commercial Real Estate - 01 638 2700**