



## LARGE SCALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

APPROX. 33.5 ACRES AT CHAPELSTOWN, CO. CARLOW

FOR SALE



Large scale residential development opportunity extending to approximately 13.56 ha (33.5 acres).



The property is situated in the well-established residential area of Chapelstown, approximately 2.5 km from Carlow Town, providing easy access to a wide range of services and amenities available in the town.

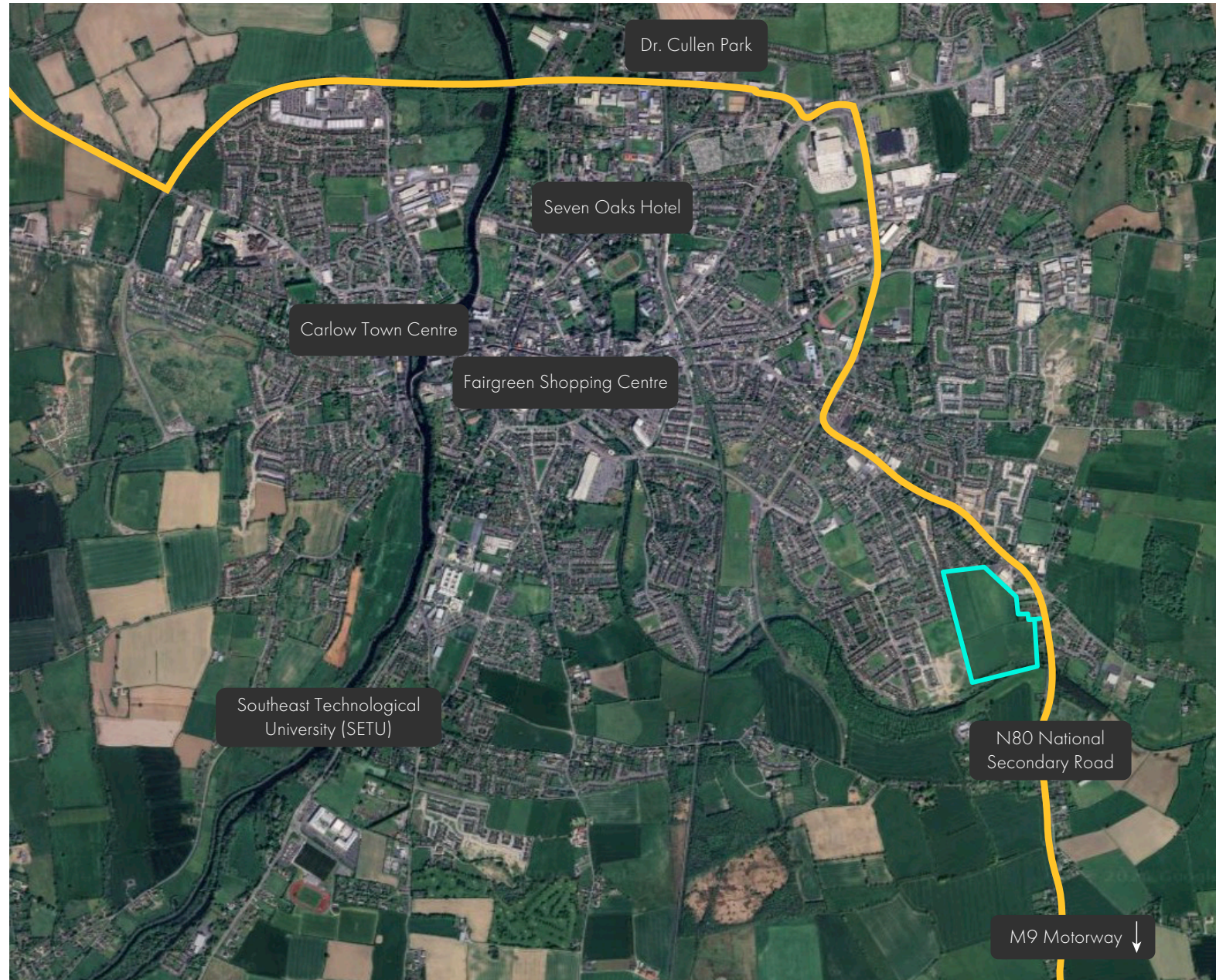


The lands are Zoned 'New Residential' under the Carlow County Development Plan 2022–2028.



## THE LOCATION

- The property is located in the well-established residential area of Chapelstown in Carlow Town, providing convenient access to a wide range of local services and amenities the town has to offer.
- Residents benefit from a strong range of local services, including schools, retail outlets, cafés, sports clubs, and community facilities. The area is further enhanced by nearby amenities such as SETU Carlow (formerly IT Carlow), Fairgreen Shopping Centre, and a variety of recreational facilities.
- The property benefits from excellent connectivity, with direct access to the N80 and convenient access to the M9 motorway, offering direct routes to Dublin, Waterford, and surrounding towns.





## SITE DESCRIPTION



The property comprises a large scale regular shaped greenfield site of approx. 13.56 ha (33.5 acres).



The site benefits from direct access to the N80 national secondary road, providing excellent connectivity and convenient links to both Carlow Town and the M9 motorway.

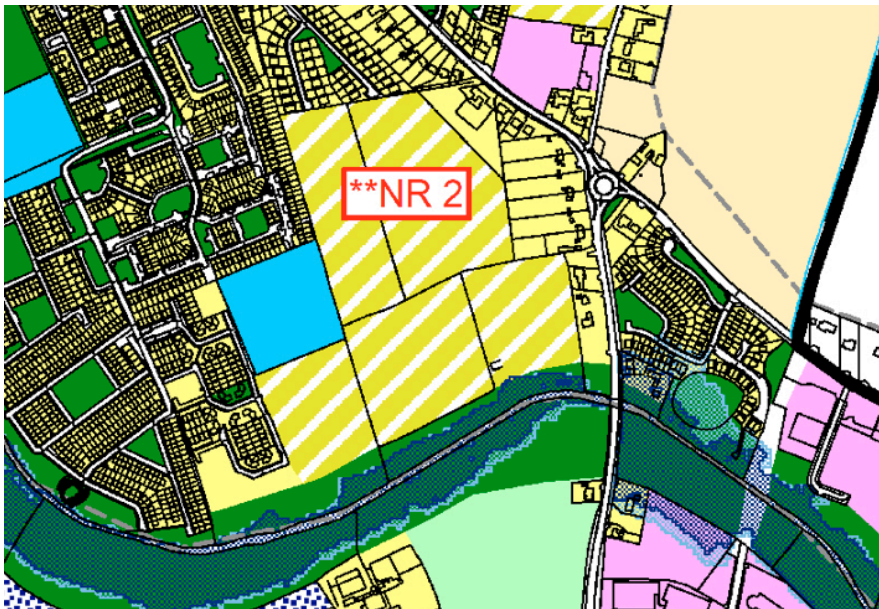


The lands are predominantly surrounded by residential development, comprising a mix of both existing and more recently developed housing. There is also a limited presence of commercial development and agricultural use in the surrounding area.

## ZONING

The lands are zoned 'New Residential' under the Carlow County Development Plan 2022 - 2028. This zoning seeks to facilitate high-quality, sustainable residential development, while promoting the creation of attractive, livable neighborhoods supported by appropriate infrastructure and amenities.

The primary objective of this zoning classification is to accommodate the development of new residential communities for the Carlow area. The zoning supports a mix of housing types, layouts and tenures to meet local demand, while ensuring high standards of design, accessibility and environmental sustainability



## PREVIOUS PLANNING GRANT

Planning Ref 05568

Planning permission was previously granted in 2006 for the development of a residential scheme comprising a total of 275 dwellings. The approved housing mix included:

- 34 two-bedroom dwellings
- 207 three-bedroom dwellings
- 34 three-bedroom bungalows

While the above permission was not ultimately implemented, its grant establishes a clear precedent for residential development on the subject site. It confirms that the principle of development, along with key elements such as access and servicing, has previously been accepted by Carlow County Council. This provides a strong foundation supporting the credibility and deliverability of any future scheme.

## SERVICES

Interested parties are encouraged to conduct their own investigations into the availability and capacity of utilities.

## TITLE

The property is held under a Freehold title.

## PRICE

On application.

## VIEWINGS / FURTHER INFORMATION

Viewing is strictly by arranged appointment only with the sole selling agent Lisney.



St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
**t:** +353 1 638 2700  
**e:** dublin@lisney.com

**Shane O'Connor**

**E:** soconnor@lisney.com

**T:** 087 332 0212

**Dillon Lowry**

**E:** dlowry@lisney.com

**T:** 087 062 4067

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