Lisney

COMMERCIAL REAL ESTATE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Tullaghan,
Ballybrittas,
Co. Laois

Approx. 3.24 ha / 8 acres



FOR SALE BY PRIVATE TREATY

Overview & Location

Overview

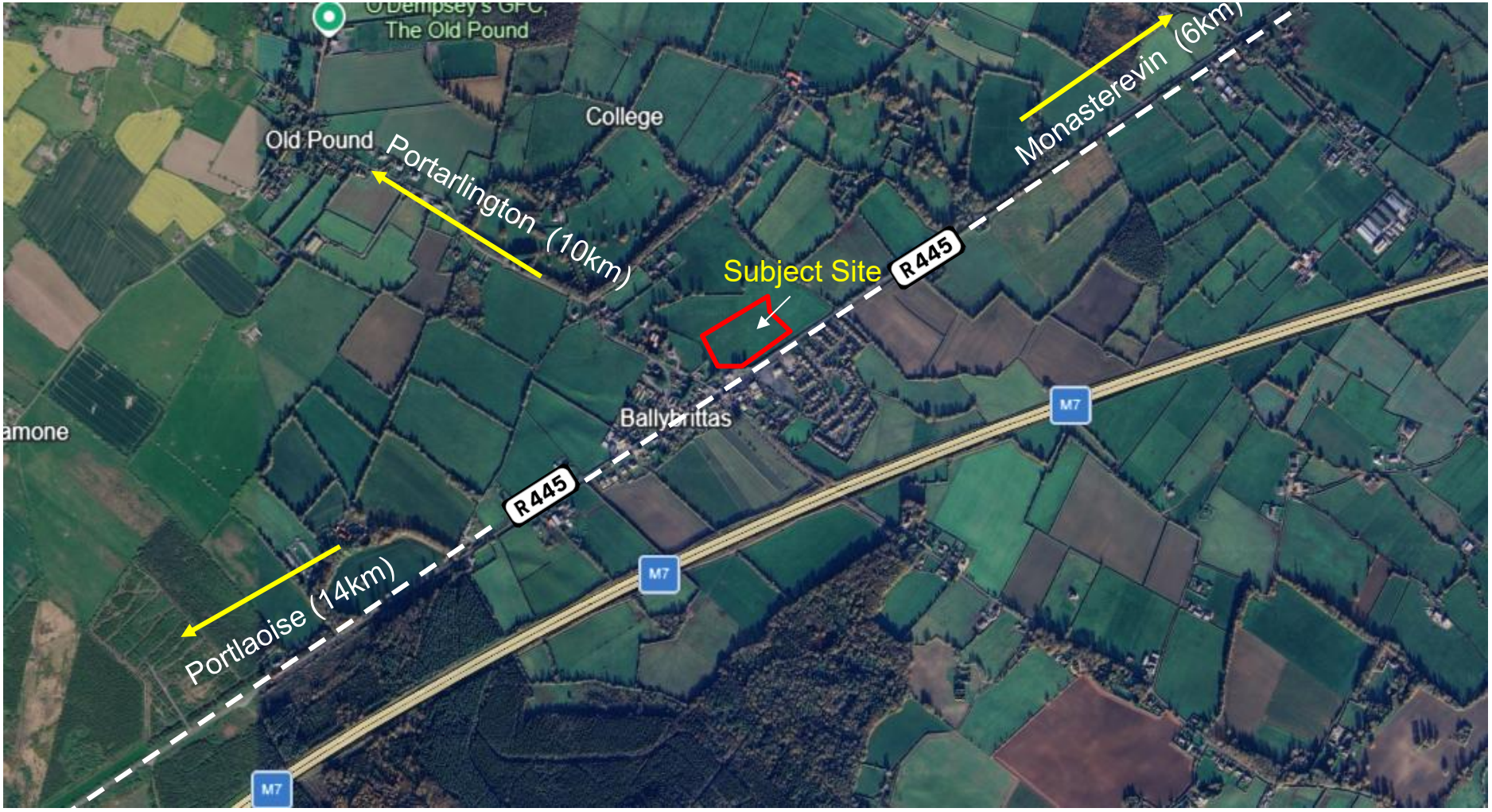
- The subject property extends to approx. 8 acres and is prominently located on Main Street, Ballybrittas, Co. Laois, with extensive road frontage and excellent access to the M7 motorway.
- The lands have recently been rezoned, comprising 6 acres zoned New Residential and 2 acres zoned Town Centre, offering significant potential for residential led development.
- The total overall holding extends to approx. 22 acres, with the remaining 14 acres zoned Enterprise and Employment.
- The recent rezoning, established village location and proximity to the M7 present an attractive opportunity for residential developers, housebuilders and strategic land purchasers.

Location

- The subject property occupies a prominent position on Main Street, Ballybrittas, Co. Laois, along the R445 and located just a 3 minute drive from Junction 15 of the M7 motorway, providing excellent connectivity to Dublin, Portlaoise and the wider Midlands region.
- Ballybrittas offers a range of local amenities, including a convenience shop, public house and service station, while the nearby towns of Monasterevin, Portarlington and Portlaoise provide extensive retail, educational, recreational and employment facilities.
- Portarlington Railway Station, located less than 6km away, offers regular rail services to Dublin and other major regional destinations, including Cork, Limerick and Galway.



Location Map



Zoning

Zoning

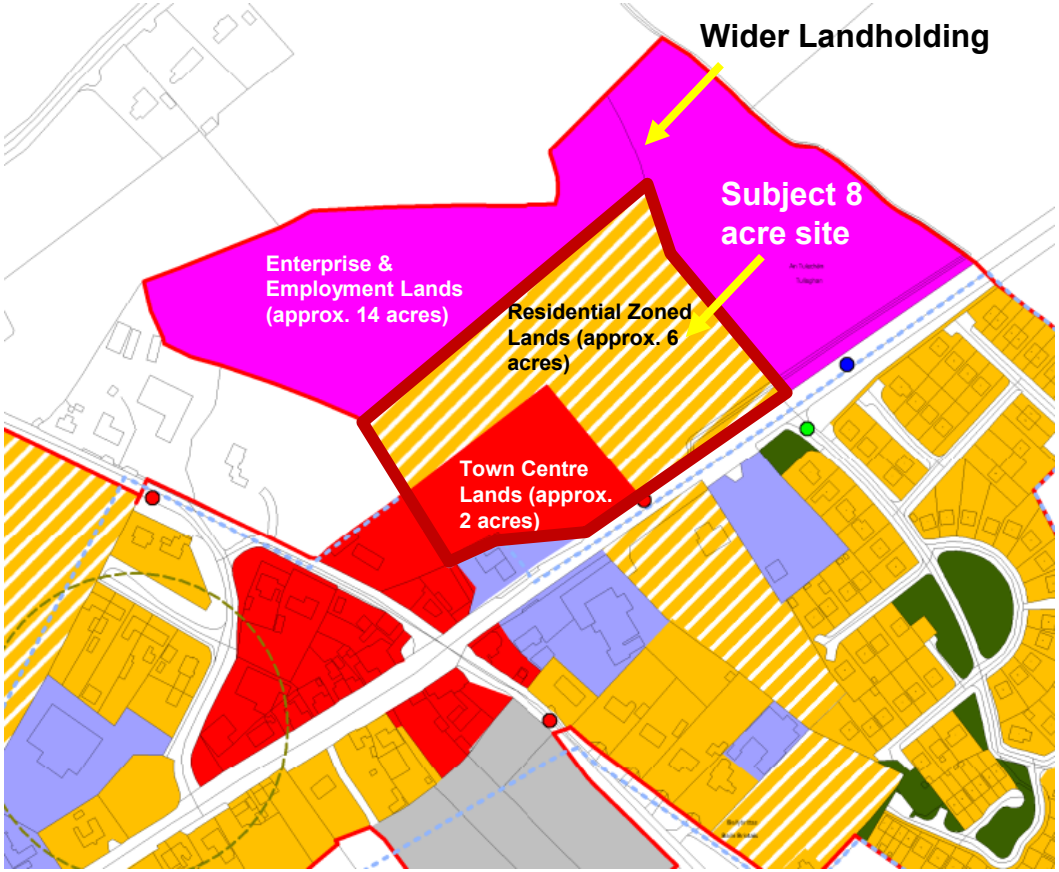
Under the Laois County Development Plan 2021–2027, as amended by Variation No. 3, the subject lands benefit from the following zoning designations:

- Approx. 6 acres - Residential 2: New Residential, providing for new residential development.
- Approx. 2 acres - Town Centre, supporting a range of uses to include residential development.

The remaining approx. 14 acres of the overall wider 22-acre site is currently zoned Enterprise and Employment, providing for employment generating and enterprise related uses.

The recent rezoning of approximately 8 acres offers significant potential for residential-led development, with flexibility for complementary town centre uses, subject to planning permission.

The remaining lands offer potential for enterprise and employment-related development in accordance with the applicable zoning objectives and the vendors may be open to discussion on these lands also should they be of interest to prospective parties.



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FURTHER INFORMATION / VIEWING

Strictly by appointment through Sole Selling Agent Lisney.

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