

FOR SALE BY PRIVATE TREATY

# LANDS AT DROUGHILL

Portarlington, Co Laois

EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY



SITE OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY





PORTARLINGTON TOWN CENTRE

LANDS AT DROUGHILL

DUBLIN ➔

R419

MAIN STREET

↙ M7

↙ PORTARLINGTON TRAIN STATION



↙ DUBLIN



Substantial residential development opportunity extending to approximately 4.0 ha (9.88 acres)



Zoned New Residential under the Portarlington Joint Local Area Plan 2025-2031



Excellent opportunity to deliver a significant residential scheme in one of the Midlands' fastest-growing commuter towns



Located approximately 1km north east of Portarlington Town Centre



Strong transport connectivity via the R419, R420 and nearby M7 motorway network



Portarlington Railway Station provides frequent services on the Dublin-Cork and Dublin-Galway lines



Preliminary density assessment indicates potential for approximately 100 residential units, subject to planning permission



# LOCATION

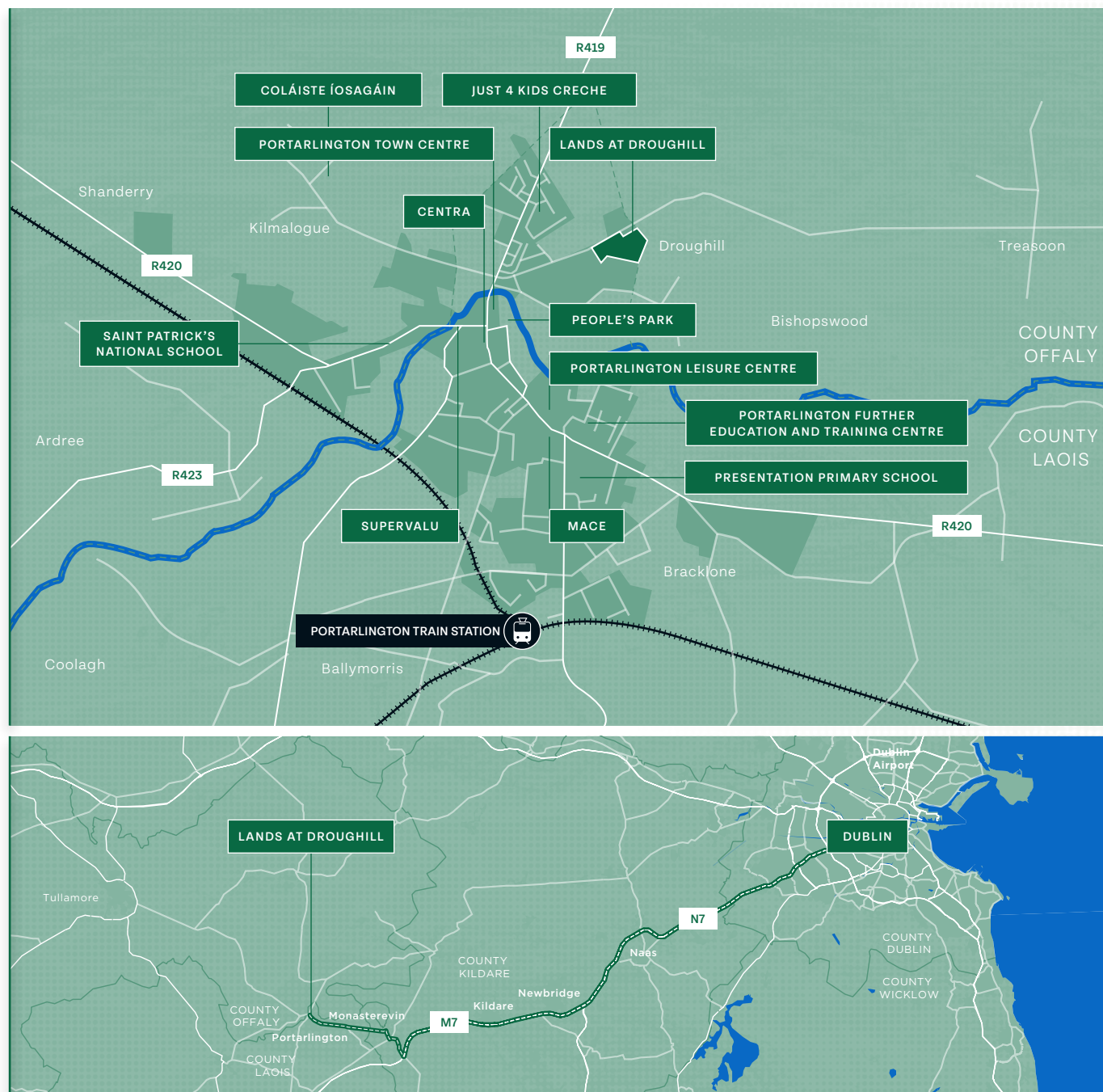
The subject lands are situated at Droughill, Portarlington, Co. Laois, approximately 1km north east of Portarlington Town Centre.

Portarlington is a well-established commuter town strategically positioned on the Laois-Offaly border and benefits from strong transport links to Dublin and the wider Midlands region.

The area is served by a range of amenities including primary and secondary schools, supermarkets, healthcare facilities, sporting clubs and recreational amenities. Further services are available in nearby Portlaoise and Tullamore.

Connectivity is a key strength of the location. The property benefits from access to the R419 and R420 regional routes, connecting directly with the M7 motorway.

Portarlington Railway Station offers regular commuter services to Dublin together with intercity services on the Dublin-Cork and Dublin-Galway rail corridors.







## DESCRIPTION



**The subject property extends to approximately 4.0 hectares (9.88 acres) and comprises an irregular-shaped greenfield holding together with a detached bungalow dwelling and ancillary agricultural structures including a barn.**

The lands have been used for mainly agricultural purposes and are generally level in topography.

Boundaries are clearly defined by mature hedgerows and the site benefits from approximately 200 metres of road frontage.

The property is bounded by residential development to the west, agricultural lands to the south and east and the L7178 road to the north. Existing vehicular access is provided via the access road adjoining the dwelling house.

The lands are located within the Portarlington Joint Local Area Plan 2025-2031 and are zoned Residential 2 – New Residential.

The recent rezoning represents a significant opportunity for residential development within a town experiencing sustained housing demand and population growth.



# DEVELOPMENT POTENTIAL



The lands were recently rezoned to ‘Residential 2 --New Proposed Residential’ as part of the variation process to the Portlington Joint Local Area Plan (LAP) 2025 – 2031, which is also subject to the Laois County Development Plan 2021 – 2027.

An initial review of the site’s residential development capacity has been completed having regard to the density guidelines contained within the Laois County Development Plan.

Applying a density of approximately 25 units per hectare to the overall site area suggests potential for approximately 100 residential units (SPP). This presents a clear opportunity to deliver a full housing scheme, without any requirement for apartments on the site.



| Indicative Development Capacity |             |                   |
|---------------------------------|-------------|-------------------|
| Site Area                       | Density     | Potential Units   |
| 4.0 hectares                    | 25 units/ha | Approx. 100 units |

For indicative purposes only



# FURTHER INFORMATION



## Title

It is understood that the property is held freehold.

## Method of Sale

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

## Services

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

## Contact



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