

# For Sale By Private Treaty

## Town centre site with dual road frontage



**O'Neill & Co.**  
CHARTERED SURVEYORS  
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**New Road,  
Portlaoise, Co. Laois**



## Property Characteristics **BER G**

The subject property comprises a rectangular shaped site extending to circa 0.88 acres with frontage onto New Road and Kylekiproe Road.

There are two residential properties which form a terrace of three, situated to the front of the property fronting onto New Road which are in a poor state of repair and condition. Access to the property is from New Road with additional access off Kylekiproe Road.

## Zoning

The lands are zoned town centre under the 2018/2024 Portlaoise Local Area Plan which provides for the development and improvement of appropriate town centre uses including retail, residential, commercial and civic uses.

## Location & Situation

Portlaoise is the largest town in Co. Laois with a population including environs approaching 25,000 (2016 Census). It is the fastest growing of the top 20 largest towns and cities in Ireland. Portlaoise is notable for its architecture, engineering and transport connections. The town is located at the junction of the M7/M8 roads where this road diverges southwards to form the M7 (to Limerick and the south west) and the M8 (to Cork and the south). North eastwards, the M7 gives easy access to Dublin and the eastern counties. The N80 runs through Portlaoise and provides access to Carlow, Waterford and Rosslare to the southeast and Tullamore, Mullingar, Athlone, and the Midlands to the west/northwest.

## Viewing

By appointment only.

## Price

On Application.



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