



KILKENNY MART SITE

Castlecomer Road | Kilkenny

PRIME RESIDENTIAL
DEVELOPMENT OPPORTUNITY
APPROX. 1.40 HA (3.45 ACRE)



BER Exempt





ASSET SUMMARY



High-Profile Residential Development Opportunity in Kilkeny City



Brownfield site which extends to approx. 1.40 Ha (3.45 Acre)



Zoned 'General Business' under the Kilkeny City and County Development Plan 2021 – 2027



Potential for a full residential scheme



Benefits from being situated within close proximity to Kilkeny City Centre



Highly accessible from the N10 Kilkeny Ring Road and the N6

KILKENNY

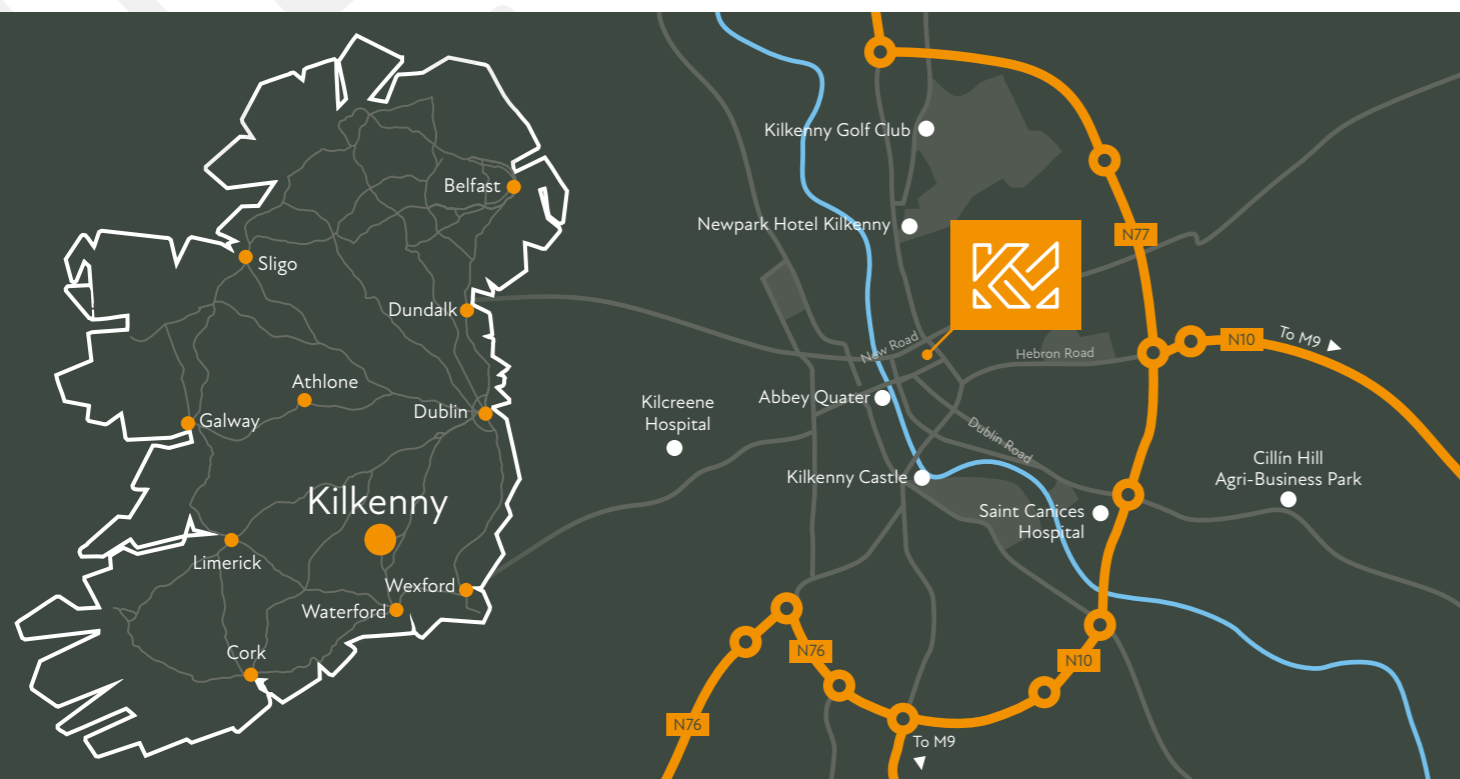
Kilkenny is an established city in the South-East region, within one of the fastest growing counties in Ireland, with the latest census recording a 5% increase in population to 104,160 (Census 2022). The City is located approx. 131 km south-west of Dublin City centre and 50 km north of Waterford city centre. The M9 Dublin to Waterford Motorway is located 9 km to the east of the property and the M8 Dublin to Cork Motorway is located approximately 29 km to the west of the City. The Kilkenny Ring Road (N77 and N10) provides ease of access directly into the site.

Kilkenny's allure lies in its medieval landmarks, cobbled streets, and bustling markets. The City is a captivating destination for tourists with landmarks such as the iconic Kilkenny Castle and the St. Canice's Cathedral. Meanwhile, a vibrant arts and cultural scene, showcased in numerous galleries,

craft studios, and festivals like the Kilkenny Arts Festival, adds a contemporary charm.

Kilkenny city's growth and commercial development have improved vastly over the years. Ambitious plans for the Abbey Quarter and the redevelopment of the old Smithwick's Brewery site promise to bring new life to the city center with a mix of office-based corporate spaces and commercial ventures.

The subject property is located in Kilkenny City along the Castlecomer Road which is one of the main arterial routes into city centre. The surrounding land uses are predominantly residential in nature, with some retail located in close proximity 300m south-east of the site along Barrack Street. There is also a recently constructed cinema 200m south-east of the site.



TOWN PLANNING

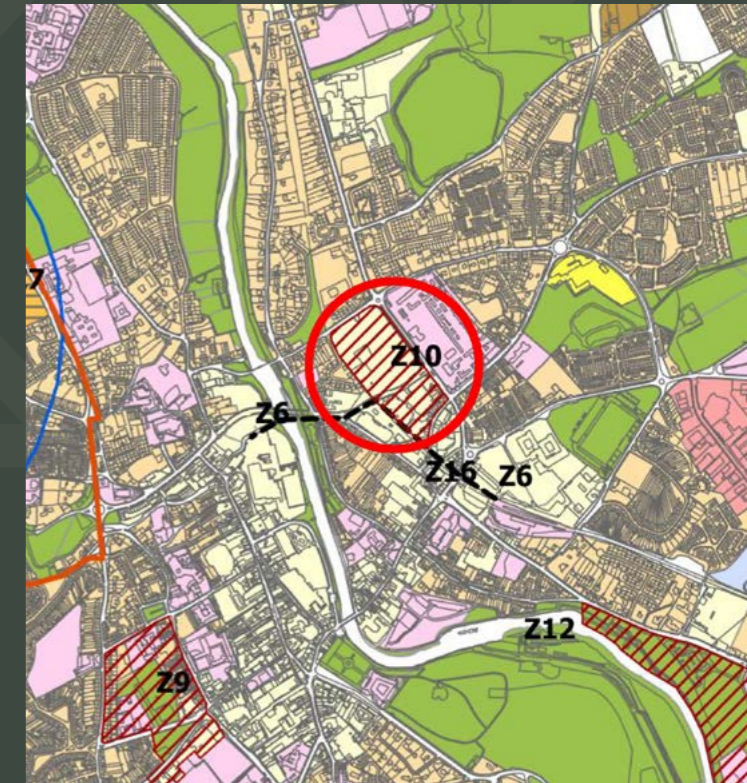
The site is zoned "General Business" under the Kilkenny City and County Development Plan 2021-2027, which seeks "To provide for general development". The subject site is also specifically mentioned under 'Section 2.4.3 Former Mart Site'. The Kilkenny Development Plan specifically notes the following in relation to the 'Former Mart Site':

"It is a significant site on the edge of the existing city centre which has a General Business zoning. Due to its size and location within the existing urban centre it is considered that a masterplanning exercise is required in order to secure the maximum benefits for the City in terms of suitable land uses, layout, building type and height."

As such, the site is also zoned under objective C2E which is defined as:

"Develop a masterplan for the former Mart (Ref. Z10) site either by the Planning Authority or jointly with the developer to deal inter alia with the mix of uses, phasing of development, movement, public realm, design, building heights etc".

Due to its location, scale and form the site has the potential to be a location for a significant proportion of residential uses, and some higher buildings on a portion of the site in line with Government Guidelines.



THE OPPORTUNITY

The site is contained within a larger land holding known as the 'Former Mart Site'. The subject portion extends to approx. 1.40 ha (3.45 acre), and benefits from dual frontage onto New Road and Castlecomer Road. The outline of the site is of an irregular shape and comprises mostly of a flat topography. Its the intention of the Vendor (Tesco) to retain the remainder of the site for a supermarket development.

The subject site offers potential for a much-needed residential development within Kilkenny City. Full feasibility information will be available upon request with development densities in the region of 40 units per ha expected.

The landowner is now inviting expressions of interest from developers to secure this prime development opportunity. The successful party will work in tandem with the current landowner on the submission of a planning application for future development of the the site.





Castlecomer Road | Kilkenny

SERVICES

Prospective bidders are advised to satisfy themselves regarding the presence, adequacy and availability of all services to the subject lands.

TITLE

The property is held under freehold title.

VIEWING

Viewings are available by prior appointment only with the joint selling agents.

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