

## **Carrs Plot, 58 Leinster St, Athy**

**Starting Bid: €1,350,000.00**



For sale by Clement Herron Real Estate via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to introduce an exceptional development opportunity featuring full planning permission for 39 dwellings and one retail unit.

This premier project comprises two distinct sites, strategically positioned in the heart of Athy town.

Site A - located at Carr's Court, 67 Leinster Street and the rear of 58 Leinster Street (Mount Hawkins), offers an exciting residential development prospect with full planning permission (Ref: 20/1397) for 32 dwellings. The approved scheme consists of 10 three-bedroom units (95m<sup>2</sup>), 7 two-bedroom units (70m<sup>2</sup>), and 15 one-bedroom units (57m<sup>2</sup>) set on approximately 0.35 hectares. The development features a mix of ground-floor, duplex, and three-storey apartment blocks, with every unit enjoying its own door-level access.

Additional enhancements include a new vehicular access road, alterations to the public

road and footpath along the north boundary at Mount Hawkins, a new pedestrian access at 67 Leinster Street, and provisions for 60 cycle spaces, 26 car parking spaces, along with dedicated laundry and bin storage facilities.

Site C - the commercial building at 58 Leinster Street on Main Street (Planning Ref: 24/60535), is set for a three-storey construction that will house a retail or café unit, a work/live one-bedroom duplex unit, a studio apartment, two one-bedroom apartments, two three-bedroom duplex apartments (all with balconies), and one three-bedroom apartment with a roof terrace. The project will also feature secure bike storage, a communal bin area, and ancillary development works, including a potential link to the proposed Carr's Court development.

The combined frontage for Sites A and C spans approximately 25 meters along Leinster Street at numbers 58 (R14 WY45) and 67 (R14 T803), with an additional 90-meter frontage along Mount Hawkins.

Complementing these, Site B - offers additional off-street parking, located 900 meters away on Church Road, providing 20 parking spaces. In total, the site covers around 40 hectares and is ideally positioned on Leinster Street in the heart of Athy town, zoned "Town Centre" under the Athy Local Development Plan 2021-2027.

Athy is a bustling heritage town built on the banks of the River Barrow, boasting a population of 11,035 as recorded in the 2022 census a remarkable growth of 82% since 2002. The town benefits from excellent transport links, being only about 10 kilometres from the M9 (junction 3) and within convenient reach of Carlow, Newbridge, and Naas, as well as 58 kilometres south of Dublin (Red Cow). In addition, Athy is set to see a significant investment of between €10-15 million in Athy Square, which will include the establishment of a Shackleton Museum and an Innovation Hub. While further details of this investment are still emerging, it is clear that these initiatives will enhance the town's cultural and economic landscape, making Athy a forward-looking community. Kildare County Council continues to demonstrate its commitment to Athy's future with major investments already underway, including: Athy Southern Distributor Road New library - completed Shackleton Museum at Emily Square and refurbishment of Emily Square Food, Drink and Skills Innovation Hub at the former Model School Training & Development Centre at the former CBS Building. This development represents a rare opportunity to create a landmark project in one of Ireland's most dynamic towns. For further details or to arrange a viewing, please contact us today.

#### Property Features:

**Full Planning Approval:** The project has full planning permission for 39 dwellings and one retail unit.

Includes one, two, and three-bedroom units in various configurations, including duplexes and apartments.

Strategically positioned on Leinster Street, benefiting from high visibility and accessibility in Athy town.

Features include new vehicular and pedestrian access, cycle spaces, car parking, and

dedicated bin and laundry facilities.

Athy is well-connected, just 10 km from the M9 and 58 km south of Dublin, with excellent road and rail access.

TO VIEW OR MAKE A BID Contact Clement Herron Real Estate or [iamsold](http://iamsold.com), [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

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