

FOR SALE

KILTOY, LETTERKENNY, CO. DONEGAL



Development Site of approx. 5.14 hectares
(12.7 acres) zoned "Opportunity"



Location

- Letterkenny is the business, employment, education and retail hub for the north-west of Rep. of Ireland.
- The property is strategically located close to the N56 / Business Park Road which acts as a busy relief road around the north-east of Letterkenny.
- Neighbouring occupiers include Tata Consultancy Services, PGIM, Zeus, Optibelt, Sita (all within Letterkenny IDA Business Park), An Post Depot and Letterkenny Educate Together National School.
- The site is directly adjacent to the recently redeveloped Vertiv manufacturing facility.

Description

- The property comprises a site area of approximately 5.14 hectares (12.7 acres).
- Access is adjacent to Letterkenny Educate Together National School, as well as to a site which recently received planning permission for a new 1,087 sq.m two-storey creche facility (Planning ref. 23/52016).
- The site is undeveloped. It includes the ruins and outbuildings of the former Kiltoty House.



Planning

The subject site forms part of 'Opportunity Site 3' under the Letterkenny Plan and Local Transport Plan 2023-2029.

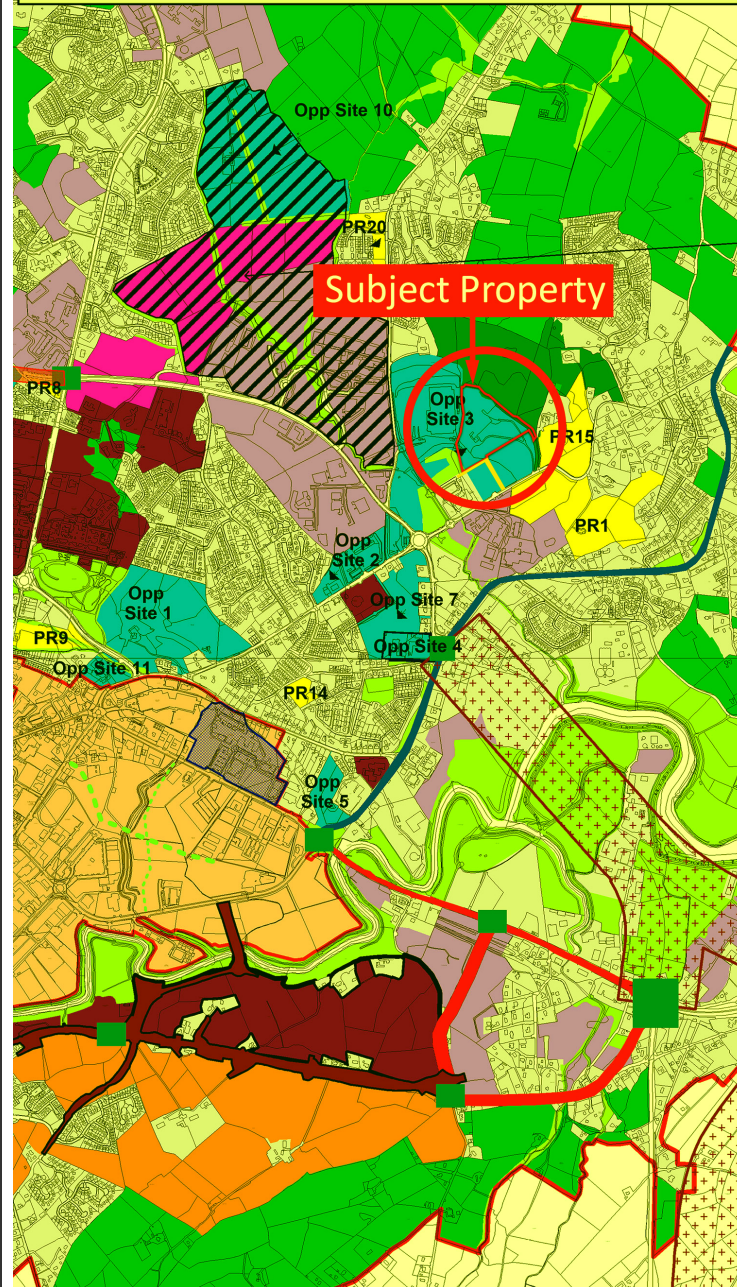
Policy LK-OPP-3: It is a policy of the Council to include:

Support the principle of the following development types on Opportunity Site 3, subject to compliance with all relevant policies and standards contained in this plan and the CDP.

- Employment and commercial use
- Car showrooms
- Medical related facilities/services
- Leisure use
- Sports (except sports retail)
- Wholesale warehousing
- Bulky goods retail warehousing; and
- Residential use (over a maximum area of 2 hectares on the eastern side of the site and only in locations outside of the potential flood risk area, as identified in the Strategic Flood Risk Assessment that informs this Plan)

Interested parties should obtain their own professional advices on matters relating to planning.

Letterkenny Plan and Local Transport Plan 2023-2029
[Incorporating the 'Planning & Development (Letterkenny Plan and Local Transport Plan 2023-2029) Direction']
Map 7.1 Land Use Zoning Map



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Legend/Eochair Eolais

- Plan Boundary
Teorainn Phlean
- Town Centre Boundary
Teorainn Lár an Bhaile
- Primarily Residential
Conaithe go Príomhúil
- Strategic Residential Reserve
Cúlchiste Straitéiseach Cónaitheach
- Established Development
Forbairt Bhunathe
- Opportunity Site
Láithreán Deise
- Opp Site 4
Láithreán Deise 4
- Southern Strategic and Sustainable Development Site
Láithreán Forbartha Inbhuanaithe agus Straitéiseach ó Dheas
- General Employment
Fostaíocht Ghinearálta
- Community Education
Pobal / Oideachas
- Strategic Community
Deis Straitéiseach Pobail
- Local Environment
Timpeallacht Aitiúil
- Open Space
Spásanna Oscailte
- ATU Campus
ATU Campus
- Long Established Residential Area
Ceantair Cónaithe Fadbhunaithe
- Proposed Natural Heritage Area
Limistéar Oidhreacht Nádúrtha atá beartaithe
- Masterplanned Approach
Limistéar Máistirphleanáilte
- Southern Network Project
Tionscadal an Ghréasáin Dheisceartaigh
- Junction Reserve
Cúltaca Acomhail
- Strategic Road Corridor
Conairí Bóthre Straitéiseacha
- Proposed Upgraded Urban Roads
Bealaí Uirbeacha le hUasghrádú
- Developer Led
Forbróir Stiúir

Services

We understand that all mains services are readily available to the property. Interested parties should satisfy themselves on services.

Title

Understood to be freehold.

Contact Joint Agents



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