



HIGGS LANE

PORTLAOISE, CO. LAOIS

Prime Residential Development Opportunity of C.13 Acres (5.26 Hectares)

FOR SALE BY PUBLIC TENDER. **THURSDAY 15TH OCTOBER AT 3PM** AT THE OFFICES OF H.G DONNELLY & SONS SOLICITORS, ATHY.

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Investment Highlights



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- ▶ **Prime residential development** opportunity extending to approximately 13 acres (5.26 hectares).
- ▶ **Zoned Residential 2** under the Laois County Development Plan, supporting the future expansion of Portlaoise.
- ▶ Independent Feasibility and Development Potential Assessment completed, concluding that the lands **represent a credible residential-led development opportunity** with no fundamental planning constraints identified that would preclude future development, subject to the normal planning process.
- ▶ **Exceptional location** adjoining established residential neighbourhoods, creating a logical extension of the existing urban area.
- ▶ **Extensive frontage** onto Higgs Lane with opportunities for future connectivity, subject to detailed design and statutory approvals.
- ▶ **Existing public water and wastewater infrastructure** located adjacent to the lands, offering favourable servicing potential subject to confirmation by Uisce Éireann.
- ▶ Level to gently undulating site with a regular configuration providing **flexibility for efficient master planning**.
- ▶ **Excellent accessibility** to the M7 Motorway, Portlaoise Town Centre and Portlaoise Train Station.
- ▶ **Strong residential market** supported by sustained population growth and continued demand for new housing in one of Ireland's leading regional centres.
- ▶ Rare opportunity to acquire a **substantial residential landholding** in an established and highly desirable residential location.



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Portlaoise Hospital

Killeslin Hotel

Dublin Road

M7 Motorway

Higgs Lane

Summary



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Jordan Auctioneers are delighted to present one of the most significant residential development opportunities to come to the market in Portlaoise in recent years.

Extending to approximately 13 acres (5.26 hectares), the lands occupy a strategic position on the eastern side of Portlaoise, adjoining established residential neighbourhoods and benefiting from Residential zoning under the Laois County Development Plan. The property represents a logical extension of the existing urban area and offers purchasers an increasingly rare opportunity to acquire a substantial zoned landholding within one of Ireland's strongest regional housing markets.

An independent Feasibility and Development Potential Assessment undertaken by Kavanagh & Associates concludes that the site represents a credible residential-led development opportunity. The assessment identifies no fundamental planning constraints that would preclude future development, subject to the detailed planning process, and highlights the site's strategic planning context, established residential setting and proximity to existing utility infrastructure as key attributes supporting its long-term development potential.

The lands benefit from extensive frontage onto Higgs Lane and occupy a well-configured site adjoining the established Heathfields residential development. Existing public water and wastewater infrastructure is located immediately adjacent to the property, while the surrounding road network provides excellent connectivity to Portlaoise Town Centre, the M7 Motorway and the wider national road network.

Portlaoise continues to experience sustained population growth, significant inward investment and consistently strong demand for new homes. Combined with excellent transport infrastructure, a thriving local economy and the Planning Authority's commitment to the continued expansion of the town, the subject lands present an outstanding opportunity for developers, land promoters and institutional investors seeking to deliver a high-quality residential neighbourhood in a proven and resilient location.

Whether acquired for immediate development or as part of a long-term strategic land portfolio, this is an exceptional opportunity to secure a substantial residential development site within one of Ireland's fastest-growing county towns.

Opportunities to acquire substantial zoned residential 2 landholdings within established residential locations in Portlaoise are increasingly limited, making the property an exceptional strategic acquisition for developers seeking scale, planning certainty and long-term value.

Why Portlaoise?



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Portlaoise has established itself as one of Ireland's most successful regional growth centres, benefiting from sustained population growth, a diverse employment base and exceptional transport connectivity.

Strategically positioned on the M7 Motorway and served by regular rail connections to Dublin Heuston, the town has become one of the country's premier commuter locations while continuing to attract significant commercial, industrial and public investment.

The town offers an extensive range of amenities including primary and secondary schools, Midlands Regional Hospital Portlaoise, retail parks, shopping centres, sporting facilities, hotels, cafés and restaurants, together with an expanding range of employment opportunities.

This combination of infrastructure, services and accessibility continues to underpin strong demand for new housing across all sectors of the residential market.

For residential developers, Portlaoise represents one of Ireland's most attractive provincial housing markets. A strong planning framework, sustained purchaser demand and continued investment in infrastructure have created a market characterised by consistent delivery and long-term confidence.



Strategic Location



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The subject lands occupy a strategic position at Higgs Lane on the eastern side of Portlaoise, one of Ireland's fastest-growing regional towns.

Extending to approximately 13 acres (5.26 hectares), the property is situated within an established residential environment and forms a logical extension of the existing urban area.

The lands adjoin the mature Heathfields residential development to the north and north-west, with further established housing nearby. This surrounding pattern of development reinforces the site's suitability for future residential expansion and reflects the Planning Authority's vision for the continued growth of Portlaoise.

Exceptional accessibility is one of the site's defining characteristics. Junction 16 of the M7 Motorway is located only minutes away, providing direct connectivity to Dublin, Naas, Newbridge, Kildare, Limerick and the wider national motorway network. Portlaoise Train Station, offering frequent services to Dublin Heuston and other principal destinations, is also within easy reach.

Portlaoise Town Centre is located approximately 2 kilometres from the property and offers an extensive range of retail, educational, healthcare and recreational amenities, making the location particularly attractive for family housing and commuter-led development.





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The Opportunity



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Development opportunities of this scale and quality within Portlaoise have become increasingly scarce.

The lands represent an opportunity to deliver a comprehensively planned residential neighbourhood within an established suburban setting, benefiting from residential zoning, excellent connectivity and proximity to existing infrastructure.

An independent Feasibility and Development Potential Assessment concludes that the lands represent a credible residential-led development opportunity and identifies no fundamental planning constraints that would preclude future development, subject to the detailed planning process. The assessment further concludes that the site possesses many of the characteristics associated with successful residential development sites, including its regular configuration, established urban context and relationship with adjoining residential development.

Unlike many strategic land opportunities, the principal planning considerations identified relate to matters typically addressed through the design and planning process, including access arrangements, infrastructure, drainage and detailed layout, rather than any issue with the principle of residential development itself.



Planning & Development Potential



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The property is zoned Residential 2 – New Residential under the Laois County Development Plan.

This zoning establishes the Planning Authority's intention that the lands will form part of the planned residential expansion of Portlaoise and supports new housing together with the infrastructure, neighbourhood facilities and community uses required to create sustainable communities.

The independent feasibility assessment identifies the Residential 2 zoning as one of the site's strongest planning attributes, noting that it establishes a clear statutory basis for future residential development. As a result, future planning considerations are expected to focus primarily on detailed design, access, infrastructure, place-making and integration with surrounding development rather than the principle of residential use.

The Development Plan also identifies the lands with a Neighbourhood Centre designation, indicating the potential for complementary community and local service uses, such as childcare, neighbourhood retail or healthcare facilities, subject to detailed design, identified demand and the statutory planning process. This designation presents an opportunity to create a well-balanced residential neighbourhood capable of supporting the continued expansion of the eastern side of Portlaoise.

Although a historical planning application relating to a wider landholding was refused in 2001, the feasibility assessment concludes that the decision predates the current planning framework by more than two decades and carries limited weight in light of the subsequent Residential 2 zoning of the lands. The issues identified in that application, including access and infrastructure, are regarded as normal planning considerations to be addressed through the preparation of any future planning application.



Independent Feasibility Assessment



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To assist prospective purchasers, an independent Feasibility and Development Potential Assessment has been prepared by Kavanagh & Associates, providing a high-level review of the planning context, site characteristics, development opportunities and principal constraints affecting the lands.

The assessment concludes that the site represents a credible residential-led development opportunity and identifies a number of significant attributes that support its future development potential, including:

- ▶ Residential zoning under the Laois County Development Plan.
- ▶ A logical extension of the existing urban area.
- ▶ Established residential development immediately adjoining the lands.
- ▶ Proximity to existing public infrastructure and utility networks.
- ▶ Opportunity to deliver a high-quality residential neighbourhood incorporating supporting community facilities.
- ▶ Strong long-term development potential within an expanding county town.

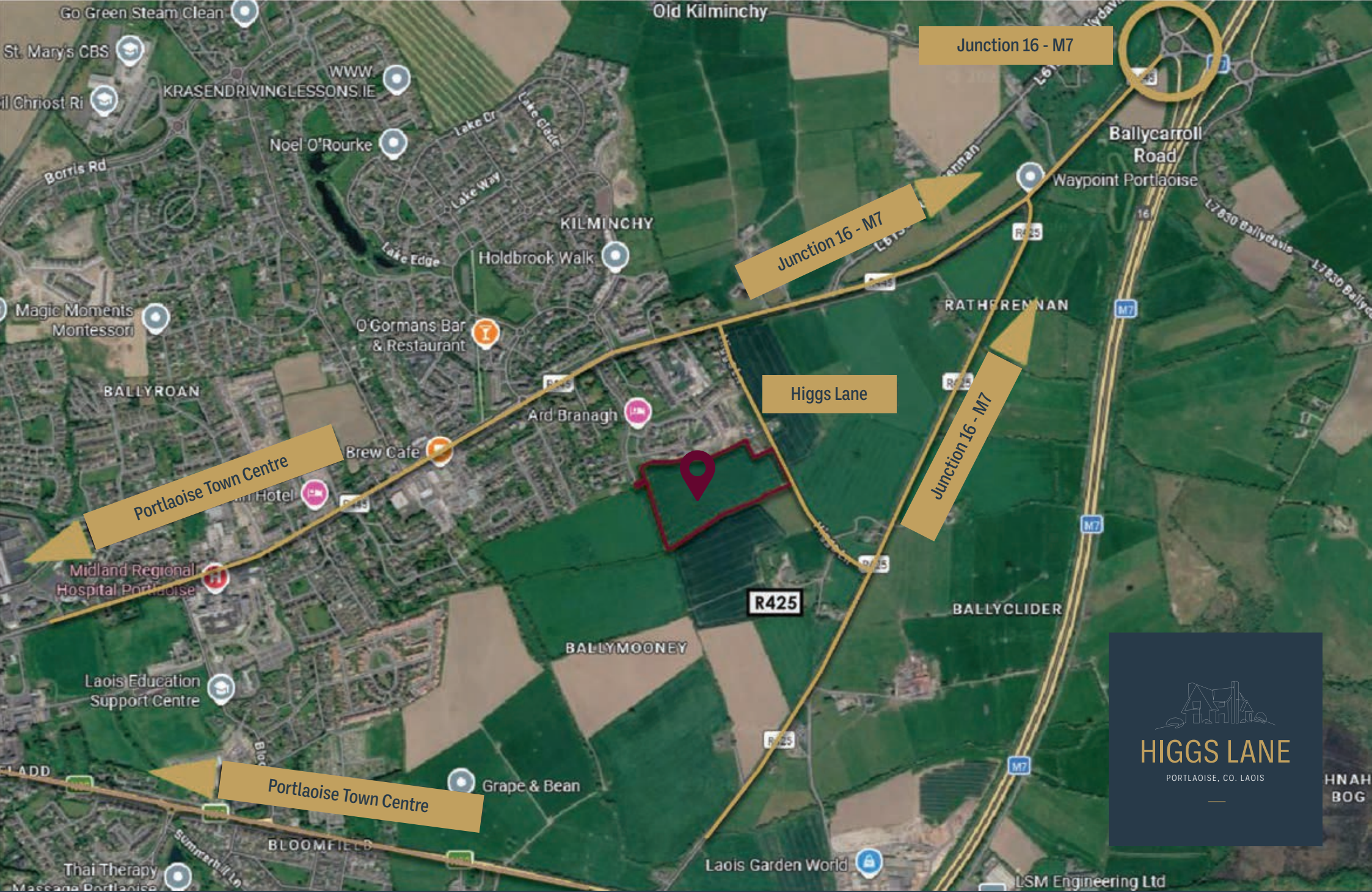
The report further notes that no significant physical constraints have been identified that would be expected to prevent the comprehensive development of the site. Matters such as access, engineering design, drainage, utility capacity and environmental assessment are identified as normal elements of the planning and development process and are not considered unusual for a residential development of this nature.

The feasibility study estimates a total number of units between 120-150 on the land. For purchasers, the assessment provides an additional level of confidence by independently confirming the site's strategic planning context and development credentials.

Town Planning

The property is zoned Residential 2 under the amended Laois County Development Plan. The zoning objective supports residential development together with associated neighbourhood facilities, open space and community infrastructure appropriate to a modern residential environment.

Prospective purchasers should satisfy themselves regarding all planning matters affecting the property and make their own enquiries with Laois County Council.




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Infrastructure & Services



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The feasibility assessment identifies the proximity of existing public infrastructure as one of the site's key strengths and estimates that the total number of units would be between 120-150 on the land

Desktop assessment of Uisce Éireann mapping indicates that existing public water mains and foul sewer infrastructure are located immediately adjacent to the property, including within the adjoining Heathfields development. While detailed design and confirmation of network capacity will be required through the normal development process, the proximity of existing services represents a significant positive attribute for future residential development.

The assessment also identifies opportunities for enhanced connectivity to the surrounding road network, subject to detailed engineering design, land ownership considerations and statutory approvals. Existing overhead electricity infrastructure crossing part of the southern section of the lands will require consideration during future master planning but is not regarded as an unusual development constraint and may be incorporated into landscape or open space corridors where appropriate.



Sewer Network



Water Network



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Method of Sale

The property is offered For Sale by Public Tender. Full details of the Tender Process and Conditions of Sale will be available from the Solicitor.

Tender Date

Thursday the 15th October at 3pm in the offices of H.G Donnelly & Sons Solicitors, Athy. Completed Tender documents to be sent to the offices of H.G Donnelly & Sons Solicitors (details below).

Guide Price

€3,250,000 (€250,000 per acre)

Solicitors

H.G. Donnelly & Sons Solicitors

Emily Square, Athy, Co. Kildare

Attention of **Patrick Dawson**

Tel. 059 863 1284.

Viewing

The lands may be inspected at any reasonable time. Interested parties are requested to register their interest with the Selling Agent prior to inspection.

The combination of established residential zoning, strategic location, favourable planning context, proximity to infrastructure and independent technical assessment creates a compelling opportunity to deliver a high-quality residential neighbourhood within one of Ireland's strongest regional housing markets. Opportunities of this scale and quality rarely become available.

Further Information

For further information, copies of the brochure or Feasibility Study, please contact:

Clive Kavanagh MCSI, MRICS

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