

Shingle House

Main Street, Leixlip, Co. Kildare

Prime Town Centre Development Opportunity

Lisney

COMMERCIAL REAL ESTATE



FOR SALE

BER EXEMPT



Shingle House

Overview

- Prime town centre development opportunity extending to approx. 0.5 hectares (1.24 acres) with direct frontage onto Main Street, Leixlip.
- Shingle House comprises a substantial three-storey residence extending to approximately 258 sq. m (2,777 sq. ft) GIA, together with lower ground floor accommodation.
- The site is predominantly zoned Town Centre, with a feasibility study prepared by Plus Architecture showing potential for 48 units (28 x 1 bed and 20 x 2 Bed).

Location

- Shingle House occupies a central position on Main Street in Leixlip, Co. Kildare, approximately 17 km west of Dublin city centre. Shops, cafés and local services are close by, within an established mix of residential and commercial uses.
- The property benefits from convenient access to the M4 motorway and the M50, connecting Leixlip with Dublin and the wider national road network. Lucan, Celbridge and Maynooth are also readily accessible.
- Leixlip is served by Louisa Bridge and Confey railway stations and bus connections to Dublin and surrounding towns. The town is an established employment location, with a significant technology and pharmaceutical presence.



Shingle House





Site Description

- The property comprises Shingle House and substantial grounds extending from Main Street southwards to the River Liffey. The grounds slope towards the river and feature established trees, including a central copse of beech. The eastern boundary adjoins the Leixlip Road and the bridge over the River Liffey.
- Shingle House occupies the northern end of the site, fronting directly onto Main Street. The residence has a symmetrical layout centred around a main staircase, with well-proportioned rooms on either side and a single-storey extension to the rear.
- Vehicular access along the western boundary leads to a yard with parking and a single-storey outbuilding. An ancillary shed stands to the east of the house, while remnants of a historic mill and sluice are found towards the river.

Site Zoning

- The majority of the property is zoned A: Town Centre under the Leixlip Local Area Plan 2020–2023, as extended to March 2029, and lies within the Town Centre Regeneration Area. The zoning seeks to protect and enhance the town centre and accommodate its future development.
- Residential use is permitted in principle within the Town Centre zoning, alongside a range of commercial uses including retail, offices, restaurants and cafés. The southern part of the site along the river is zoned F: Open Space and Amenity.





Feasibility Study

Plus Architecture's feasibility study and supporting drawings explore residential development alongside the retention of Shingle House. The indicative proposal includes:

- Two new apartment buildings providing a total of 48 new units comprising of a mix of 28 1-bed and 20 2-bed units.
- A landscaped residents' courtyard, with separate private amenity space to the rear of Shingle House and planted buffers around the new buildings.
- Development concentrated towards the northern part of the site, with important trees retained within the central and southern grounds.
- New vehicular access from Leixlip Road and proposed amenities include walking paths and a nature-based play area, with scope for a future connection to the River Liffey Walk.

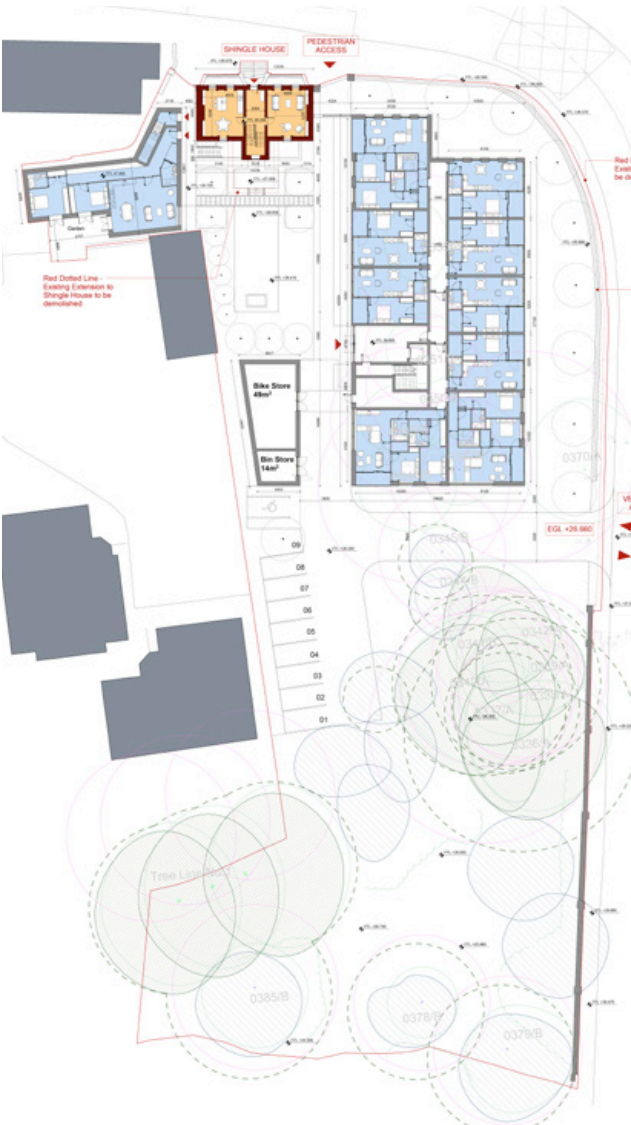
The study is available on request and please note the feasibility is indicative and subject to planning permission.

Proposed Plans

Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor







Title

Freehold.

Price

Price on Application.

BER Information

Exempt

Further Information / Viewing

For further information or to organise a viewing, please contact the sole letting agent Lisney.



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