



Coonan
PROPERTY

Donadea

Prosperous

St. Farnan's
Post Primary
School

Prosperous
National
School

Clane

Naas

PROSPEROUS, CO. KILDARE
approx. 12.85 acres (5.2 ha)
(Mainly Zoned Residential & Part with Planning)



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approx. 12.85 acres (5.2 ha)
(Mainly Zoned Residential & Part with Planning)

- Outstanding residential development opportunity with planning permission already in place for 4 residential units in a proven residential demand
- A large portion of the lands approx. 10.6 acres (4.29 ha) are zoned Residential with the balance Community & Educational
- Situated adjacent to established residential developments and in the heart of Prosperous
- The lands occupy a prime position in the heart of Prosperous, adjacent to the primary and secondary schools, church, bus stop and pitch & putt, with the playground also nearby
- Potential for a large residential development subject to the relevant planning permission
- Offers strong connectivity to transport infrastructure, local amenities and schools

The subject property is offered for sale by Private Treaty

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Description

The property comprises approximately 12.85 acres (5.2 ha) of land in a prime residential area with an excellent commuting distance of the capital and connected to the village of Prosperous. The landholding presents a rare opportunity to acquire a property with future development potential, given its proximity to established residential and commercial zones and direct access to major transport infrastructure.

The property has the benefit of planning permission for four residential units, planning reference 26/60160. This development would consist of three no. two-storey detached units and one no. detached bungalow with access onto the public road from western boundary.

The lands are contained within folio KE3921F with the benefit of road frontage onto the Clane Road (R403) and what is locally known as School Road.

A large portion of the lands approx. 10.6 acres (4.29 ha) are zoned in the Kildare County Development Plan 2023 – 2029 with an Objective C for New Residential. The remaining portion of the lands approx. 2.25 acres (0.91 ha) fronting the R403 are zoned in the Kildare County Development Plan 2023 – 2029 with an Objective E – Community and Education.



Location

Prosperous is an established village in north-west County Kildare, ideally positioned within easy reach of the M4 and M7 motorway networks via Maynooth and Naas. The town benefits from its proximity to a wide range of established amenities and employment centres, while retaining a strong sense of community and its attractive rural setting.

The nearby towns of Naas, Maynooth and Clane provide an extensive choice of schools, shops, cafés, restaurants, leisure facilities and services. A broad range of sporting and recreational amenities is also available throughout the surrounding area. Golf enthusiasts are particularly well catered for, with renowned courses including The K-Club and Killeen Golf Club within the wider area.

County Kildare's strong equestrian and sporting heritage is reflected in the proximity of Punchestown Racecourse, Naas Racecourse and The Curragh, while motorsport enthusiasts can enjoy events and driving experiences at Mondello Park, Ireland's only FIA-accredited motor racing circuit. Donadea Forest Park is within easy driving distance and provides a variety of walking trails, woodland landscapes, recreational facilities and a scenic lake.

Prosperous also benefits from the 120 Dublin Commuter Service plus local bus services, with TFI Local Link providing public transport connections serving the area. The village is approximately 20km from both the M4 and M7 motorways, providing convenient access to Dublin and the wider regional road network.

Sallins & Naas railway station provides access to Iarnród Éireann's Dublin–Heuston commuter services, while Maynooth railway station provides access to the Dublin–Maynooth commuter rail network.





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Zoning

A large portion of the lands approx. 10.6 acres (4.29 ha) are zoned in the Kildare County Development Plan 2023 – 2029 with an Objective C for New Residential. To provide for new residential development. This objective is to provide for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrians and cycle routes and the landscaping of open space.

The remaining portion of the lands approx. 2.25 acres (0.91 ha) fronting the R403 are zoned in the Kildare County Development Plan 2023 – 2029 with an Objective E – Community and Education. To provide for community and educational facilities. This objective is to provide for community and educational facilities. The objective provides for local, civic, religious, community and educational facilities including healthcare, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.

Planning Permission

Planning permission is in place for four residential units, planning reference 26/60160. This development would consist of three no. two-storey detached units and one no. detached bungalow with access onto the public road from western boundary. Feasibility studies indicate in the region of 129 to 172+ residential units.

A full planning pack is available upon request from the selling agent.

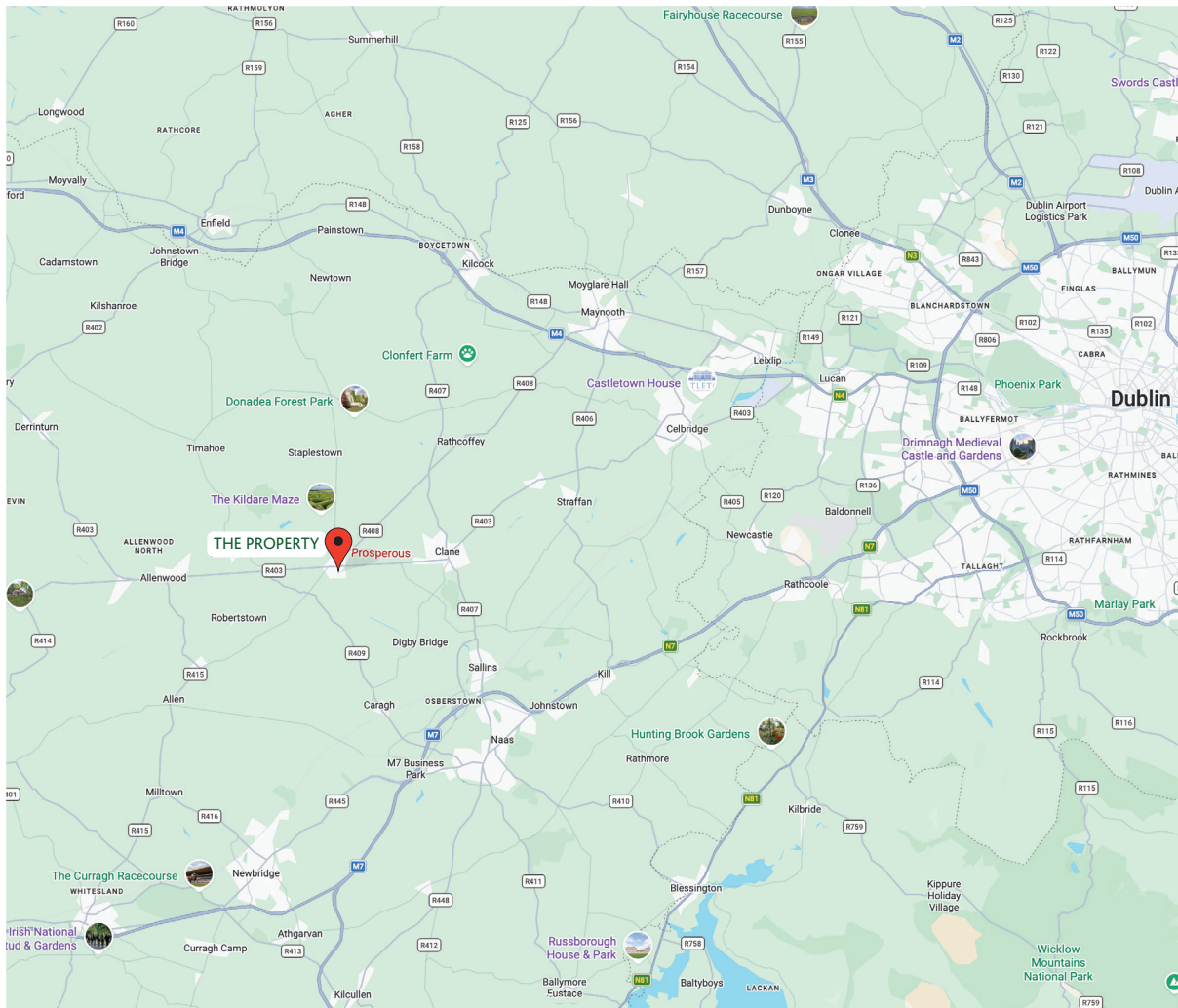
Services

All interested parties must satisfy themselves with the availability and adequacy of all services. There are some technical and engineering due diligence reports available upon request from the selling agent.

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The lands are contained within folio KE3921F





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TENURE

The subject lands are contained within Folio KE3921F

VIEWING

Viewings strictly by appointment only

SOLICITORS

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CONTACT INFORMATION

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