

Kilmeague, Co. Kildare



FOR SALE – SUPERB ZONED RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.P.P) – 10.8 ACRES (APPROX.)

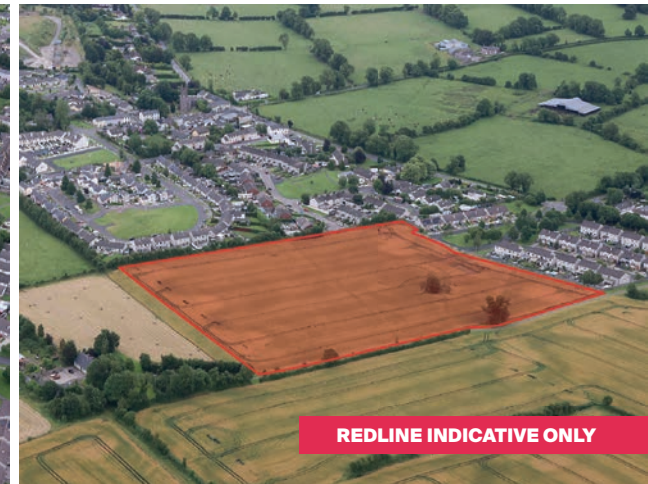
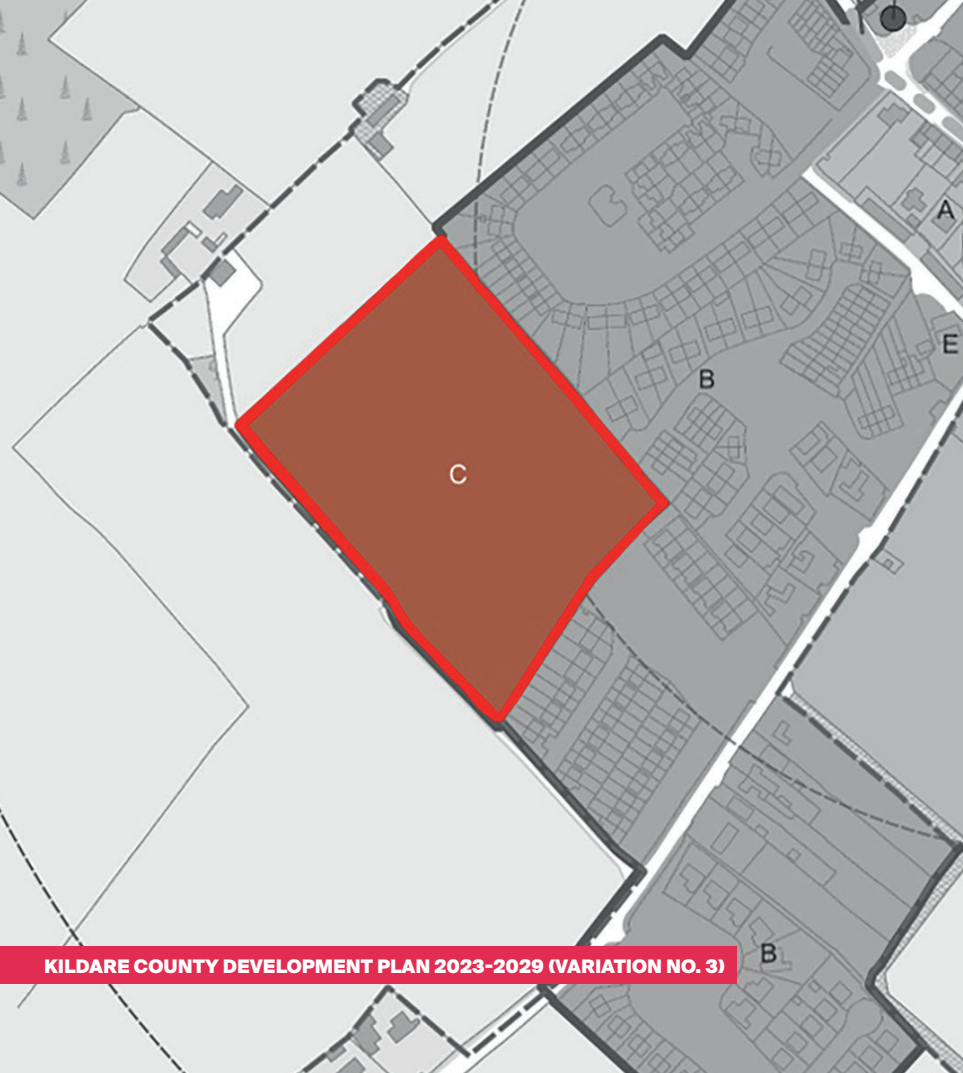
Kilmeague, Co. Kildare

Description

- » The subject lands are currently in tillage, with a gentle fall north to south towards the existing Castlebawn Estate, a well-established housing development. There is approximately 60m frontage to the existing road and green space of Castlebawn Estate.
- » The subject lands present an excellent opportunity to deliver a high-quality residential scheme within the established village setting of Kilmeague, a growing settlement in west Kildare.
- » The lands are well positioned to capitalise on continued demand for new homes in well-connected Kildare locations, where purchasers are increasingly seeking the balance of village living, access to local amenities and connectivity to larger towns and within commutable distance to Dublin.
- » Kilmeague benefits from an attractive rural village character while remaining within convenient reach of the larger employment, retail and service centres of Naas, Newbridge, Kildare Town and the wider Greater Dublin Area. Kilmeague is approximately 13km from Naas while road access provides convenient links to the wider regional road network and the M7 corridor.

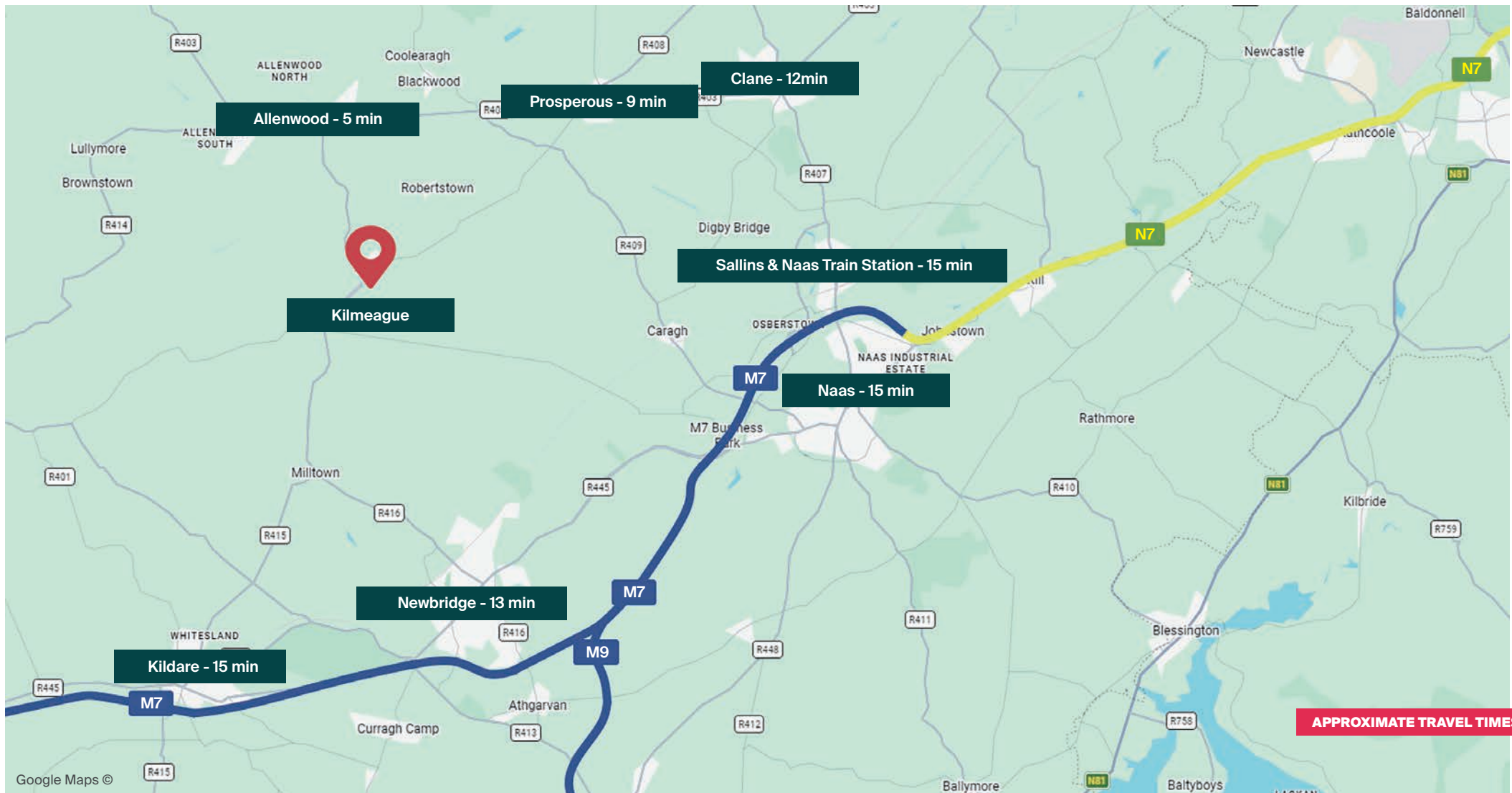


REDLINE INDICATIVE ONLY



Zoning & Development Potential

- » The lands fall under the Kildare County Development Plan 2023-2029 (Variation No. 3) under which the lands are zoned for residential which seeks to provide for new residential development and associated ancillary services.
- » Hughes Planning Consultants have suggested a density range of 25-35 units per hectare could be considered on the lands which would allow for a residential development in the range of 110 – 150 units (subject to planning).
- » **Price on Application**
- » **Viewing Strictly by Appointment Only**



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