



15.6
ACRES

**BALLYBRITTAS NEAR MONASTEREVIN
COUNTY KILDARE**

**PRIME RESIDENTIAL
SITE**

**IN A LOCATION WITH A
PHENOMENAL PROVEN
SALES TRACK RECORD**



15.6 Acre Site

Zoned Residential

in a location with a phenomenal sales track record.



Ballybrittas is a location with a phenomenal proven track record. In 2005 Hume Auctioneers launched Graigavern Lodge by Hollybrook Homes UK. All 75 homes in phase one sold out in 4 hours. This record still stands today as the fastest selling development ever in the entire region.

Since then sales in the area are extremely solid. With so little supply in the area second hand homes in Graigavern Lodge now get snapped up immediately, almost always achieving substantially in excess of asking price. We have achieved over €500,000 in Graigavern Lodge recently.

Ballybrittas offers the charm of village living with an exceptional range of amenities close to home. Just three minutes away, Killenard is home to The Heritage Hotel Golf & Spa and the only Seve Ballesteros championship golf course on these islands. Its residential appeal is reflected in a market where sales above €700,000 are common and homes can command over €1 million, demonstrating the quality of this selling location. Kildare Village is just 15 minutes away, bringing world class shopping and over 100 designer shops to your doorstep. You can even grab a Starbucks and it will be plenty hot by the time you arrive home.

Excellent transport connections and a wide choice of schools make Ballybrittas particularly attractive to families and commuters. Monasterevin and Portarlinton train stations are both within ten minutes, with the fastest services reaching Dublin Heuston in under 30 minutes. Dublin Coach and Bus Éireann also serve the village, while the M7 motorway is just five minutes away. Killenard NS and Rath NS are little over five minutes from the site, with further primary schools in Emo, Portarlinton and Monasterevin close by. Secondary schools in Portarlinton, Monasterevin and Portlaoise are served by school bus routes.

For recreation, the magnificent Emo Court & Gardens is less than ten minutes away, offering free access to hundreds of acres of tranquil parkland around Gandon's masterpiece, with squirrels, deer and abundant wildlife to enjoy along the way. O'Dempseys GAA is less than five minutes away and Courtwood GAA less than ten, complemented by nearby soccer, rugby and martial arts clubs. Golf in Killenard, fishing and boating on the canal and River Barrow within ten minutes, and the weekly Saturday morning parkrun in nearby Vicarstown complete a rich choice of sporting and leisure activities.

It's been over 20 years since land like this has been zoned in Ballybrittas and the pent-up demand is now very substantial.

This outstanding site is just 300 metres from the Main Street in a beautiful setting and with excellent access to full mains services. At 15.6 Acres it offers the opportunity to deliver a quality development ideally tailored for the excellent market demand for this location.



6 Great Reasons To Buy A Home In Ballybrittas



KILLENARD - 3 MINUTES

The Heritage Hotel Golf & Spa

The Heritage is home to the only Seve Ballesteros championship course on these islands.

Houses in Killenard can make over €1 Million, with sales over €700,000 very common. This proves the quality of this selling location.



Schools 5-15 Minutes

Primary And Secondary Schools.

There is an array of Primary and secondary schools in the area.

Killenard NS and Rath NS are little over 5 minutes away, with Emo, Portarlinton and Monasterevin close by too.

Secondary schools in Portarlinton, Monasterevin & Portlaoise are on the Bus Route.



Trains, Bus & Motorway 5- 10 minutes

Train to Dublin under 30 Minutes

With two excellent train stations within ten minutes and journey times from there to Heuston under 30 minutes, commuting becomes a doddle.

Ballybrittas is also served with a full Dublin Coach and Bus Eireann timetable.

The M7 motorway is just 5 minutes away.



Kildare Village 15 Minutes

World Class Shopping

With Kildare Village just 15 minutes away.

You have got world class shopping on your doorstep.

Over 100 Designer Shops to choose from

You can even grab a Starbucks and it will be plenty hot by the time you arrive home



Emo 10 Minutes

Emo Court & Gardens.

The Stunning Emo Court is less than 10 minutes away.

Enjoys for free hundreds of acres of tranquil walks in the lush parklands around Gandons Masterpiece in Emo.

Keep an eye out for Squirells and Deers and all forms of wildlife in this breathtakingly beautiful demesne.



Sports and Leisure 3 Minutes

GAA and Sports Clubs on your door step.

O'Dempseys GAA is less than 5 minutes away. Courtwood less than 10.

Golf in Killenard. Fishing and Boating on the canal and River Barrow less than 10 minutes away.

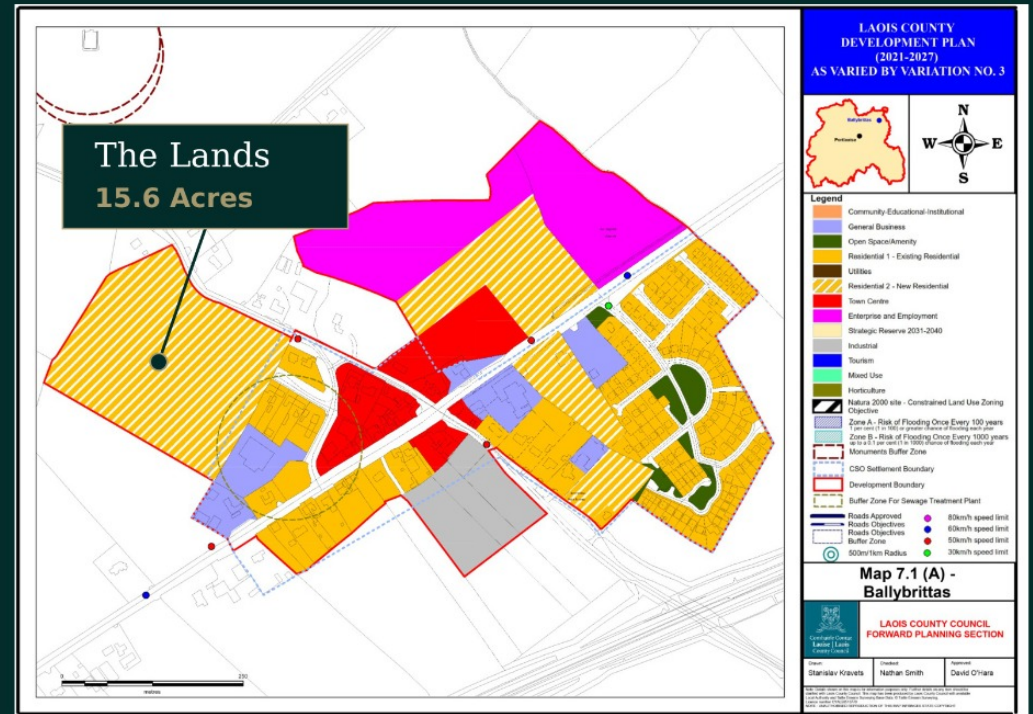
Soccer, Rugby and Martial Arts all close by.

Parkrun in nearby Vicarstown every Saturday morning.

Location



Zoning



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