



THE
PADDOCKS

AT KILLEEN CASTLE





EST. 1180

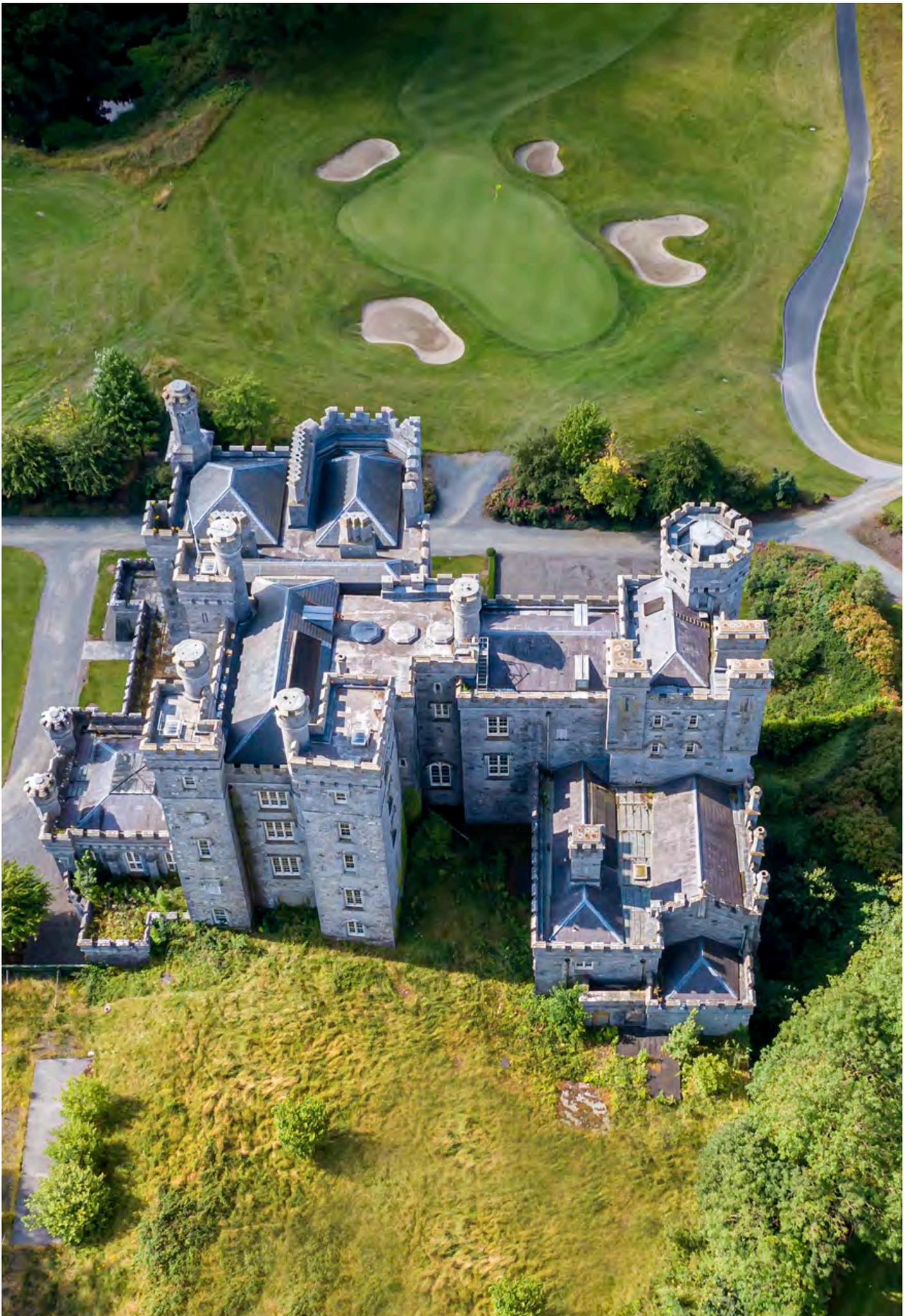
THE
PADDOCKS

AT KILLEEN CASTLE

Perfectly located at the heart of the Estate with stunning views of the Castle, the Sites offer a level of privacy and space rarely seen in Residential Sales today.



Own a Piece
of History



A vertical orange line descends from the top center, ending in a diamond shape. In the top right corner, there are several curved orange lines, some solid and some dotted. A second vertical orange line descends from a diamond shape near the bottom center of the page.

MAKE YOUR
OWN HISTORY AT

Killeen Castle

Create something truly spectacular at The Paddocks, with the release of a limited number of large residential sites located within the leafy grounds of Killeen Castle, Dunsany, Co Meath. Each site has planning permission for a four or five-bedroom house, including a garage, in a choice of styles offering buyers a unique opportunity to build their dream house in a stunning location.



This is your Chance *to put* _____
your own Stamp

on a

STUNNING
HOME

nestled in

600

ACRES *of* SECURE
PARKLAND.







EXPERIENCE
ESTATE LIVING

At its Finest



Killeen Castle is a magnificent restored castle dating back to 1181, set within 600 acres of rolling parkland. The castle was the seat of the Plunkett family, Earls of Fingall, from 1403 until the 1950s. In the early 19th century, the 8th and 9th Earls engaged the services of renowned architects Francis Johnson and later James Sheil, who created the design for the building that stands today. Following a fire in 1981, the castle lay in ruins until 2006 when the exterior was restored by its current owners to create the truly breathtaking castle that now nestles within the lush parkland.

There is currently planning permission for a 43 bedroom hotel that within the Castle the restoration of the interior of the Castle to provide for 17 bedrooms and associated hotel facilities including a spa.



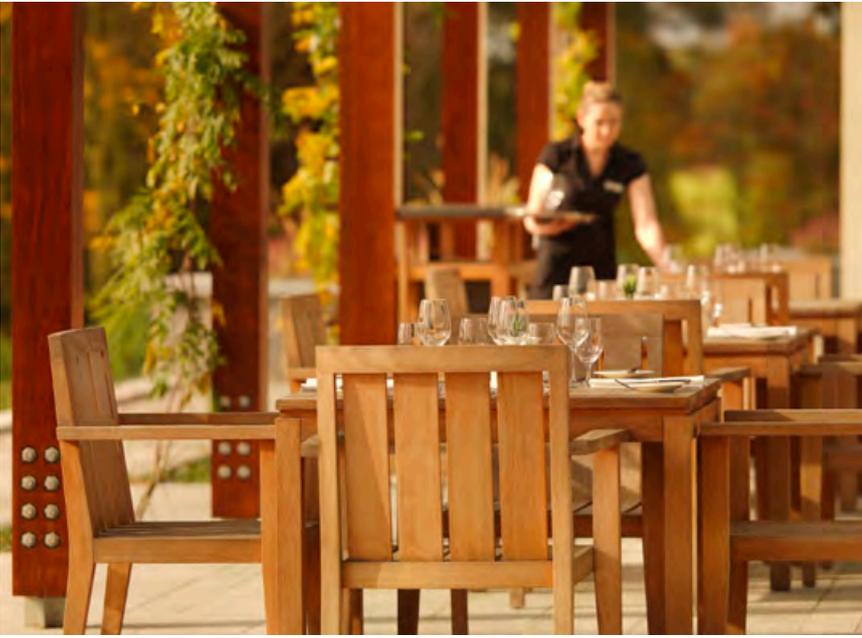




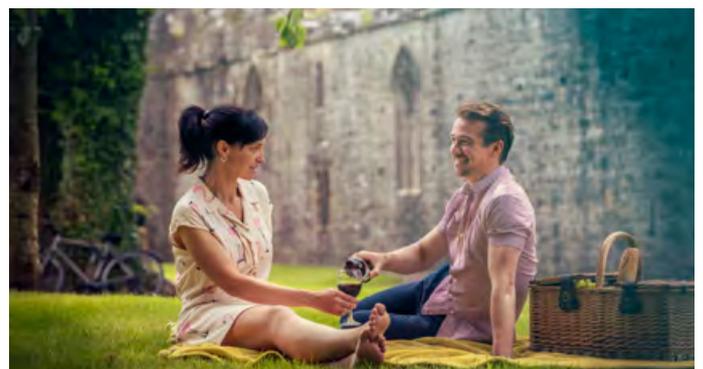
01. Killeen Castle. 02. Golf Clubhouse.
03. Foregolf. 04. Walled Garden.



Today, the grounds host an exclusive Jack Nicklaus Signature Design 18-hole Golf Course, which opened in 2009 and was chosen as the venue for the 2011 Solheim Cup. The exquisitely maintained course is complemented by clusters of ancient trees, including Ash, Oak, Sycamore and Beech – look out for the Hawthorne Tree that dominates the 12th green, also known as a fairy tree. The course covers an area of 350 acres, leaving plenty of room for the superb natural woodlands to really shine.



Above Par Lifestyle





COUNTRY LIFE *in a* CONVENIENT LOCATION

The lush, green parklands of Killeen Castle offer the perfect solution for those looking for a taste of the countryside close to the action. The Estate is just minutes from the bustling town of Dunshaughlin, a rapidly growing location for commuters thanks to its second-to-none links to Dublin City and beyond. Killeen Castle itself is less than 45 minutes from Dublin City Centre and just 30 minutes from Dublin Airport.

Despite the convenience of the location, residents in The Paddocks can enjoy perfect solitude in their natural surroundings. These magnificent sites are shielded from the outside by the beautiful woodland and stonework that mark the boundary of the demesne; residents can also rest easy knowing that they are part of a private gated community.





CLOSE *to every* AMENITY YOU COULD WANT

Dunshaughlin is a growing bustling market town, popular with commuters and growing families alike. Despite its close proximity to Dublin City, the town is packed full of every amenity you could possibly want, including newsagents, pubs, restaurants, banks and supermarkets. Other public amenities include a library, a health centre, the Meath City Council civic offices and a large community and sports centre on the grounds of Dunshaughlin Community College.

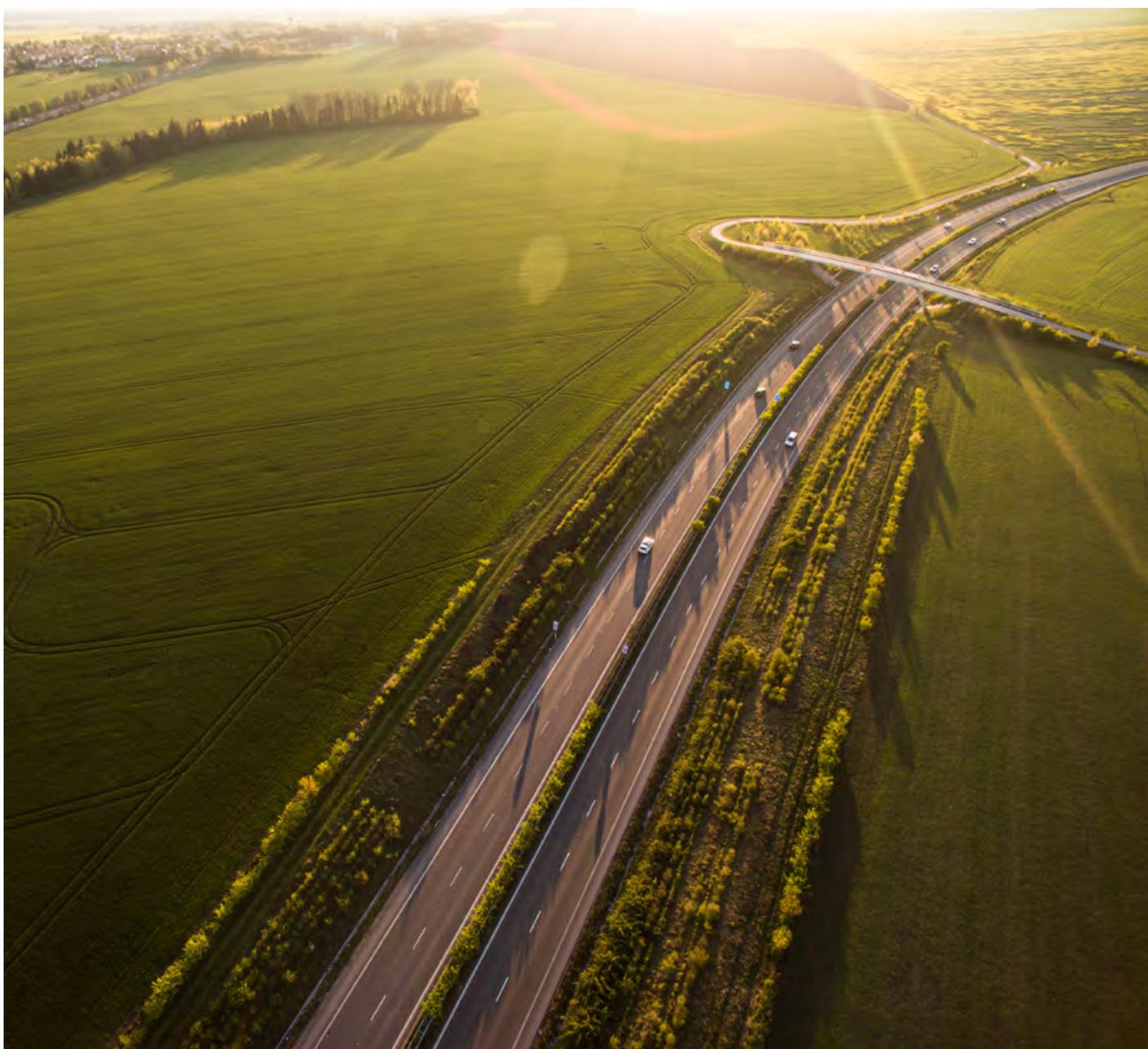
For families, several childcare and educational options are available in the immediate area. Two primary schools, Gaelscoil na Ríthe and St Seachnall's, and one secondary school, Dunshaughlin Community College, are located in Dunshaughlin, while nearby Ratoath,

Ashbourne and Dunboyne offer even more options. Many of Dublin's well respected private schools are only a short commute away.

While taking in your beautiful surroundings at Killeen Castle or enjoying a round of golf on the Championship course might take up much of your leisure time, if you want to venture out of the gates, there's much to discover. GAA, athletics and basketball are strong sports in Dunshaughlin, with dedicated clubs for each sport.

As the former residence of the High King of Ireland, Meath is packed full of spectacular and culturally important sites. These include the idyllic Hill of Tara, the stunning Balrath Woods and the world-famous 5,000-year-old megalithic burial tombs of Newgrange.







ENJOY AN *easy* COMMUTE

The M3 motorway is just a short drive away, which connects commuters to the M50 in only 15 minutes, and to Dublin City Centre in less than 45 minutes. If you prefer public transport, a regular Bus Éireann service takes commuters into Dublin every half hour, while the M3 Parkway rail service at nearby Dunboyne runs passengers straight into Connolly Station in Dublin.

Location

Dunsany

	• MOTORWAYS
	• ROADS

Killeen Castle

Dunshaughlin



M3

M4



Ballyboughal

Ashbourne

M2

Swords

M1

Dublin
Airport

Dunboyne

M50

Dublin
City Centre

Lucan

M50

Site Plan

KILLEEN CASTLE ESTATE: MAP KEY

	• AVAILABLE SITES
	• GOLF HOLES
	• WOODED AREAS & WALKWAYS
	• TREES & SHRUBBERY





THE OAKWOOD

THE PADDOCKS

LOUGHMORE WALK

THE BURROWS

LOUGHMORE SQUARE Residences

KILLEN CASTLE

KILLEN CASTLE AVENUE

LOUGHMORE AVENUE

ENTRANCE NO. 2
KILLEN CASTLE AVENUE
(Main Golf Course Entrance)

ENTRANCE NO. 1
LOUGHMORE ENTRANCE



SOLD OUT

SOLD OUT

H
HELI-PAD

GATE LODGE NO. 2

18

16

12

9

HOLE 7

HOLE 8

08 07 06 05 04 03 02 01

09 10 11 12 13

HOLE 9

HOLE 11

HOLE 6

HOLE 5

HOLE 3

HOLE 4

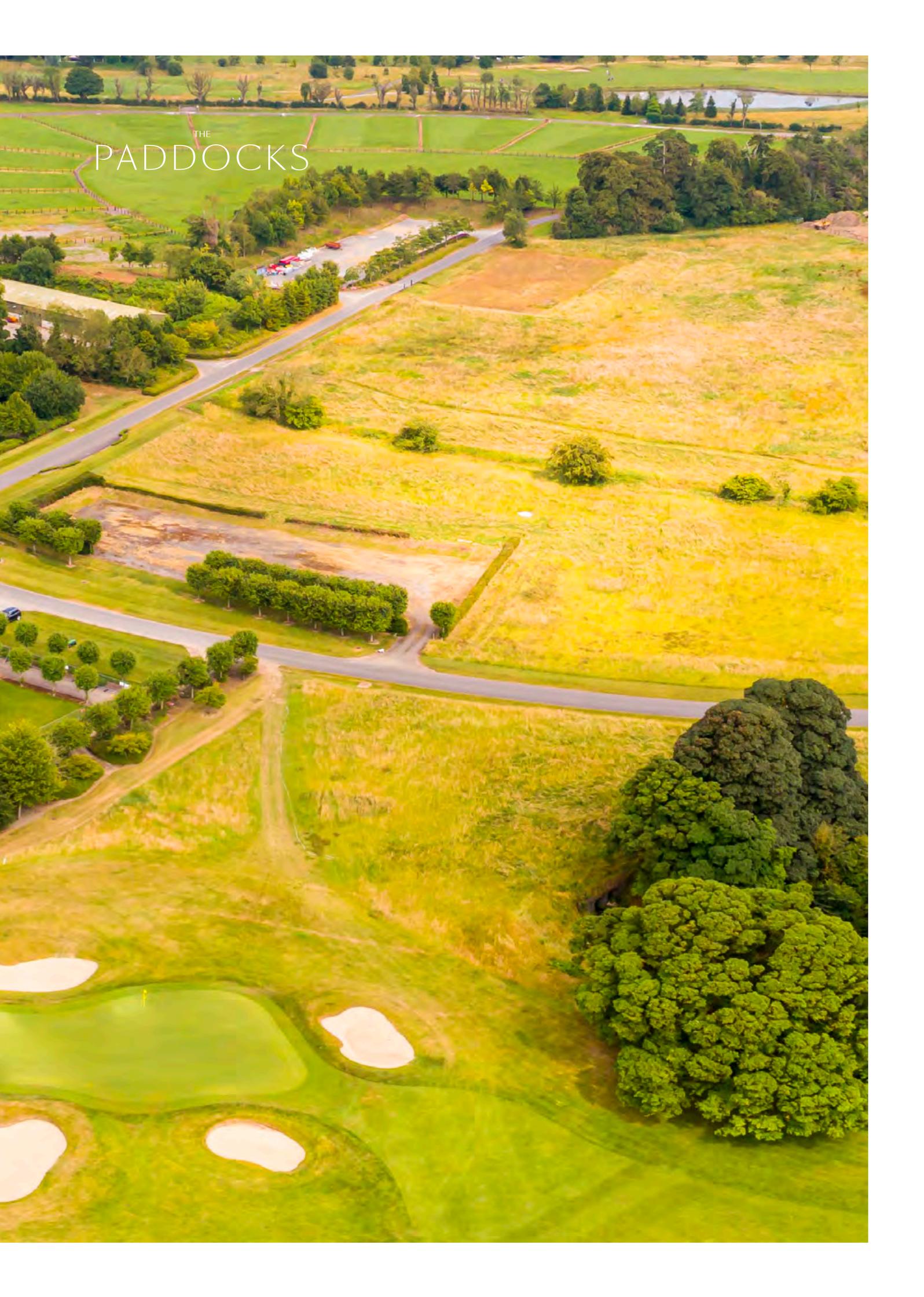
HOLE 17

HOLE 18

HOLE 2



THE
PADDOCKS



An Idyllic Gated Community.

Each site at The Paddocks in Killeen Castle represents a rare opportunity for owners to build their own dream house. Each site is fully serviced for immediate development and extends to approximately 0.75 acres in size offering plenty of space for a spacious home and garage plus a large private garden.

The sites come with planning permission for a two-story four or five bedroom family home with an approximate size of 3,500 square feet. Buyers can choose from several sets of plans, and have the freedom to personalise their house internally according to their family needs and their personal tastes.*





*The sites will be subject to an annual grounds maintenance charge. The management company is in place to ensure the estate is maintained to the highest standard. Any development will be subject to design guidelines and approval by the management company.





Floor Plans

THE PADDOCKS

House Type A

- 5 BEDROOM
- FIRST FLOOR: 184 M²
- GROUND FLOOR: 152 M²
- TOTAL
- 336 M² / 3617 SQFT

- 1 BATHROOM, 2 ENSUITE,
- 1 GUEST WC
- DRAWING ROOM
- LIVING ROOM
- DINING ROOM

THE PADDOCKS:
SITES
1, 3, 4, 7, 10



GROUND FLOOR

House Type A



FIRST FLOOR
House Type A

Plans and particulars not to scale and are for guidance purposes only.

Floor Plans

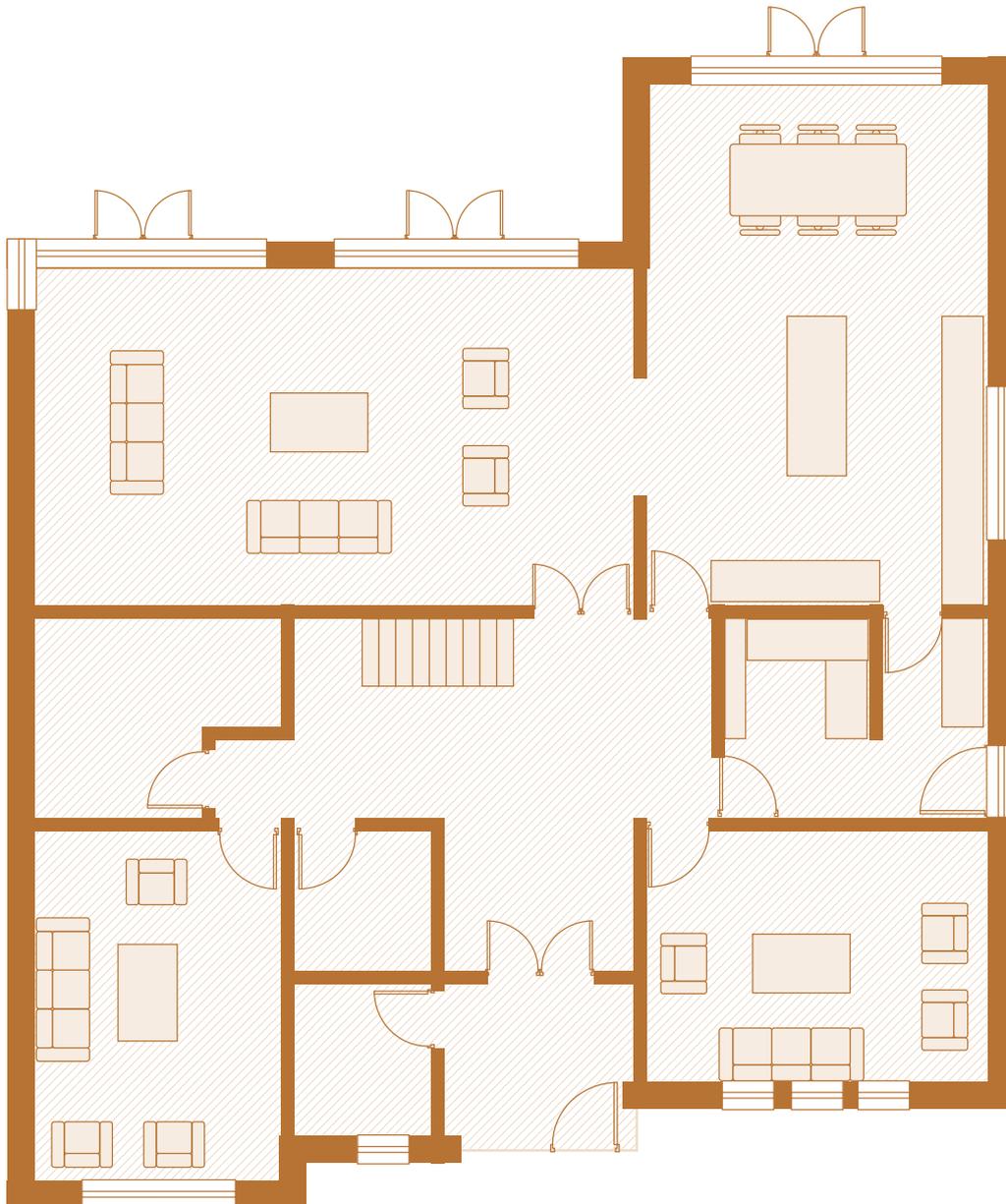
THE PADDOCKS

House Type C

- 5 BEDROOM
- FIRST FLOOR: 192 M²
- GROUND FLOOR: 174 M²
- TOTAL
- 366 M² / 3939 SQFT

- 1 BATHROOM, 3 ENSUITE,
- 1 GUEST WC
- DRAWING ROOM
- PLAY ROOM
- FAMILY ROOM
- DINING ROOM

THE PADDOCKS:
SITES
2, 6, 9, 12



GROUND FLOOR

House Type C



FIRST FLOOR
House Type C

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Floor Plans

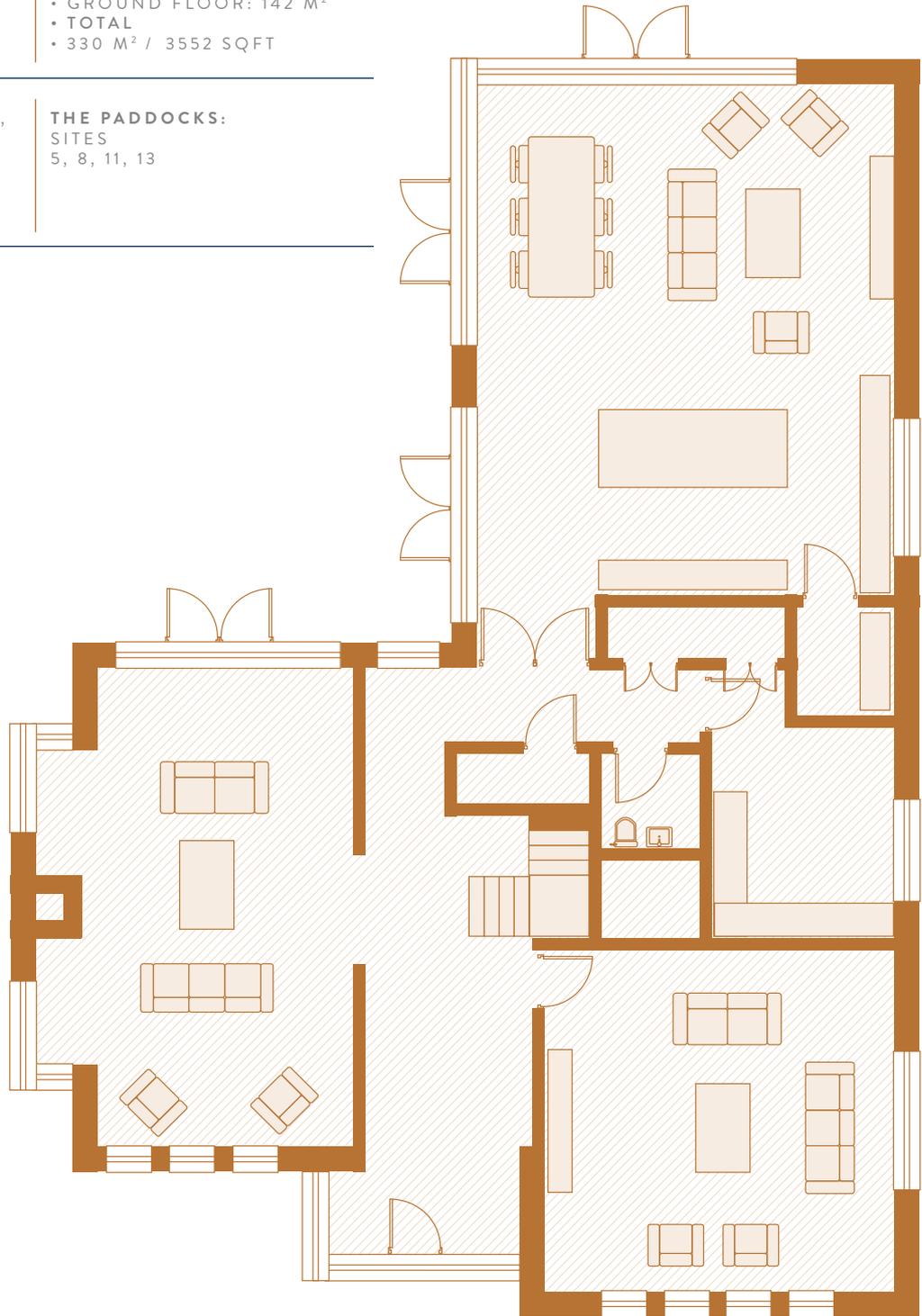
THE PADDOCKS

House Type D

- 4 BEDROOM
- FIRST FLOOR: 188 M²
- GROUND FLOOR: 142 M²
- TOTAL
- 330 M² / 3552 SQFT

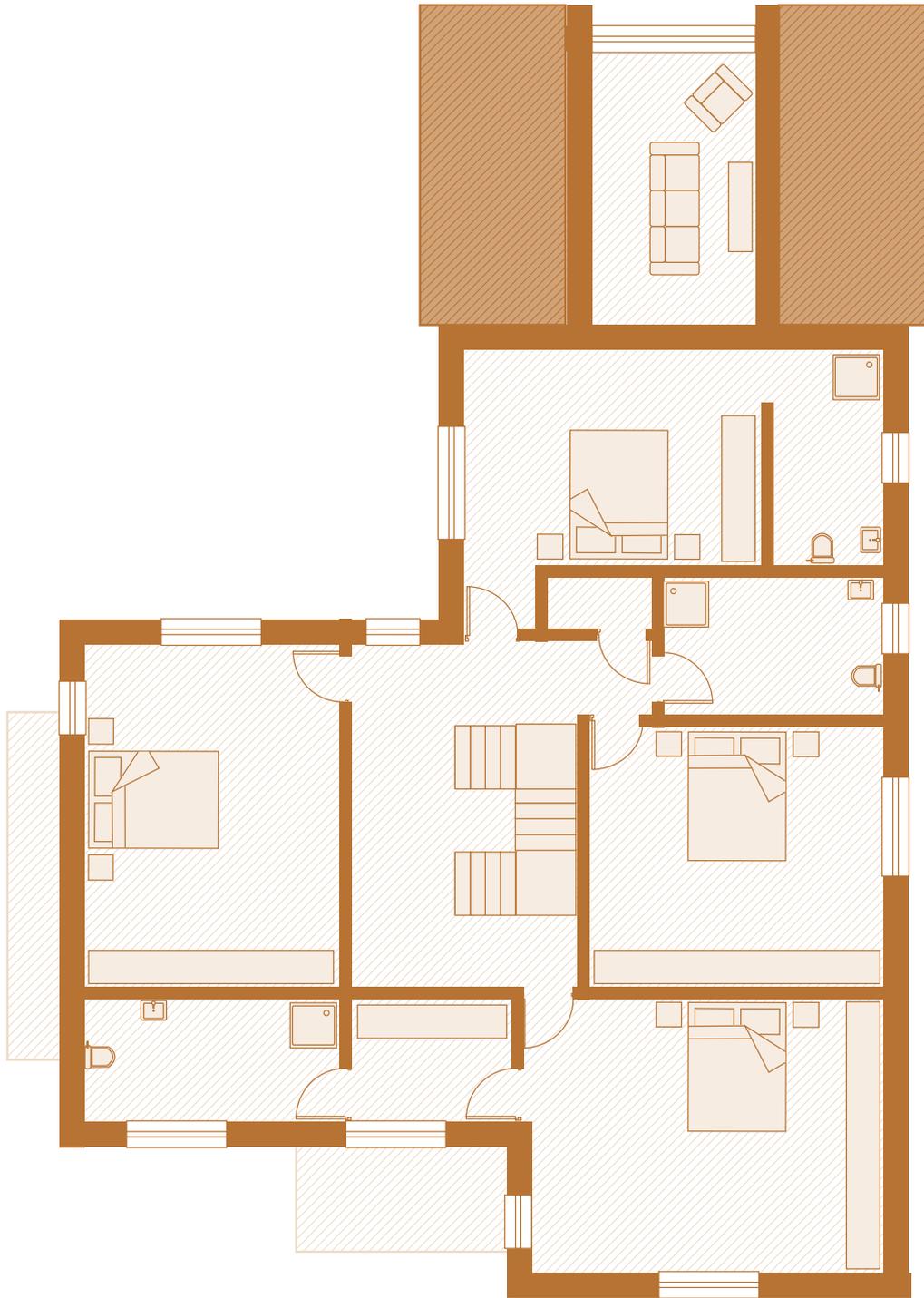
- 1 BATHROOM, 2 ENSUITE,
- 1 GUEST WC
- DRAWING ROOM
- DEN/PLAY ROOM
- FAMILY ROOM
- DINING ROOM

THE PADDOCKS:
SITES
5, 8, 11, 13



GROUND FLOOR

House Type D

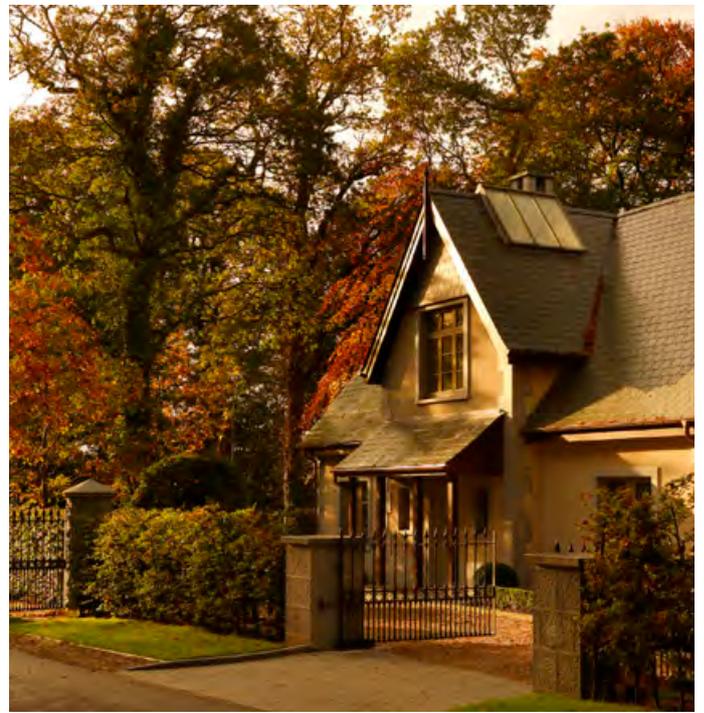


FIRST FLOOR

House Type D

Plans and particulars not to scale and are for guidance purposes only.







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Professional Team

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Dublin

Further information at

www.the-paddocks.ie

design: byroncreative

All plans are subject to a planning application with Meath County Council. The sites are cleared and are fully serviced with access to gas, electricity, water and foul at each entrance. A full planning pack is available from the sales agent.

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



Castlethorn