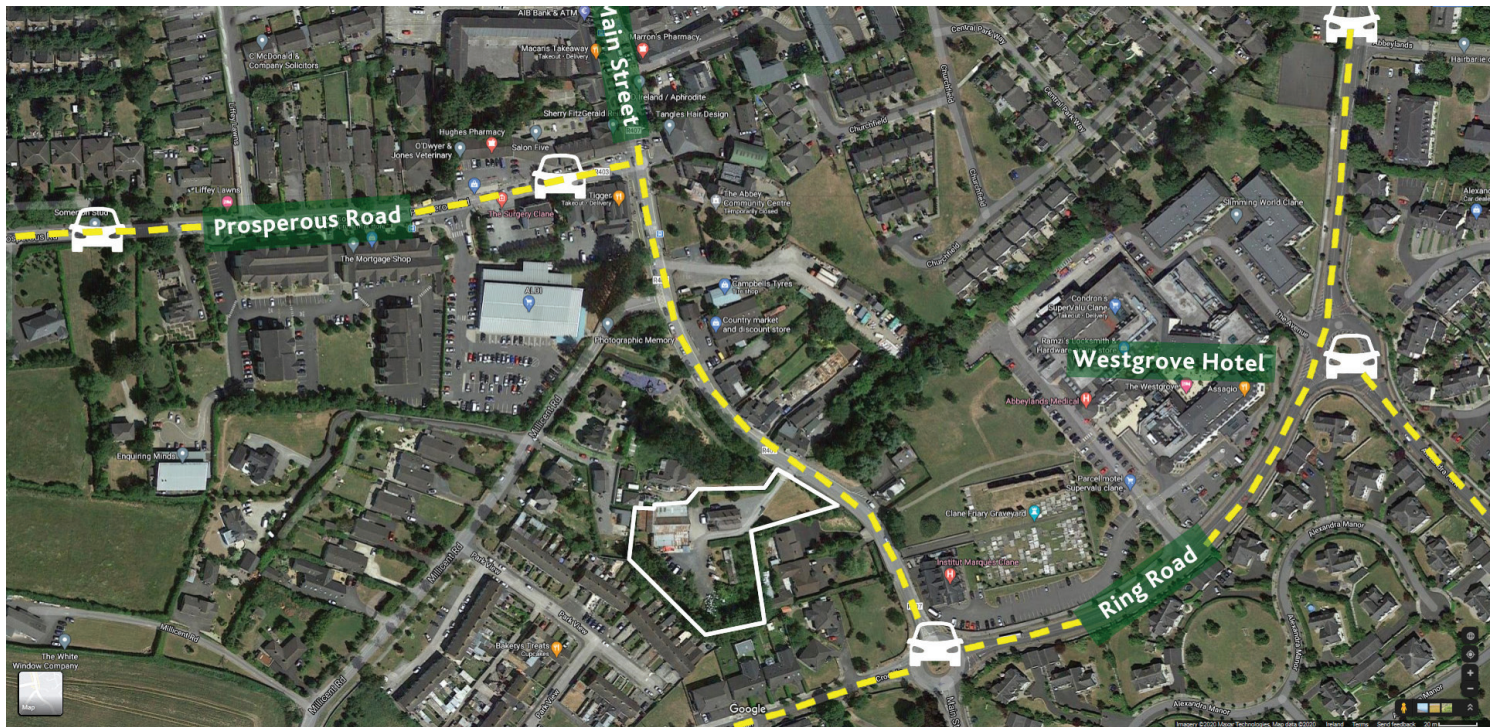


Development Land



Approx. 1.5 acres (0.6 ha)
Zoned Existing Residential,
Clane, Co. Kildare

- Single storey house and outbuildings on approx. 1.5 acres (0.6 ha)
- Excellent development opportunity centrally located in Clane on the Naas road
- Within walking distance of the town centre, Westgrove Hotel and many more amenities
- Of interest to developers, investors and those seeking an investment with growth prospects

Approx. 1.5 acres
(0.6 ha) – Zoned
Existing Residential

Guide Price:
€1,200,000

Private Treaty

Description

Coonan
PROPERTY

Site Description:

The property comprises of a single storey residence on a site extending to approx. 1.5 acres (0.6 ha). The grounds are level and the property has frontage to the Sallins road, R407.

Internally the house is in need of modernisation and all main rooms are well proportioned. In addition to the main house there are separate out buildings to the rear of the house. Subject to the relevant planning permissions these buildings could be upgraded to usable space.

The property has potential for the development of additional residential units (subject to planning permission).

Location:

Clane is located in north Kildare approximately 35km from Dublin. Clane benefits from its location with the M4 and M7 within easy reach, making it a perfect commuter town, as Dublin city is only a 35-minute drive away.

Clane also has regular bus services to Dublin city centre. The town is served by Bus Éireann, which operates regular bus service between Edenderry and Dublin. A rapid town link service, provided by private operator JJ Kavanagh and Sons operates hourly between Clane, Sallins and Naas, while a route to Maynooth University served by the same company operates on weekdays.

There is also a regular train to Dublin city from nearby Sallins and Maynooth, which are both a ten-minute drive away from Clane.

Clane has easy access to a host of educational facilities such as Hewetsons National School, Scoil Bhride Girls' National School, Scoil Phádraig Boys' National School, Scoil Mhuire Community School and Clongowes Wood College. Clane also provides a range of amenities such as shops, restaurants, bars, sports clubs and schools.

Services:

Interested parties are invited to satisfy themselves in relation to the availability and adequacy of services.

Zoning:

The lands are located in an area zoned Objective B – Existing Residential under the Clane Local Area Plan 2017.

Under this zoning objective the lands are outlined to "protect and enhance the amenity of established residential communities and promote sustainable intensification".

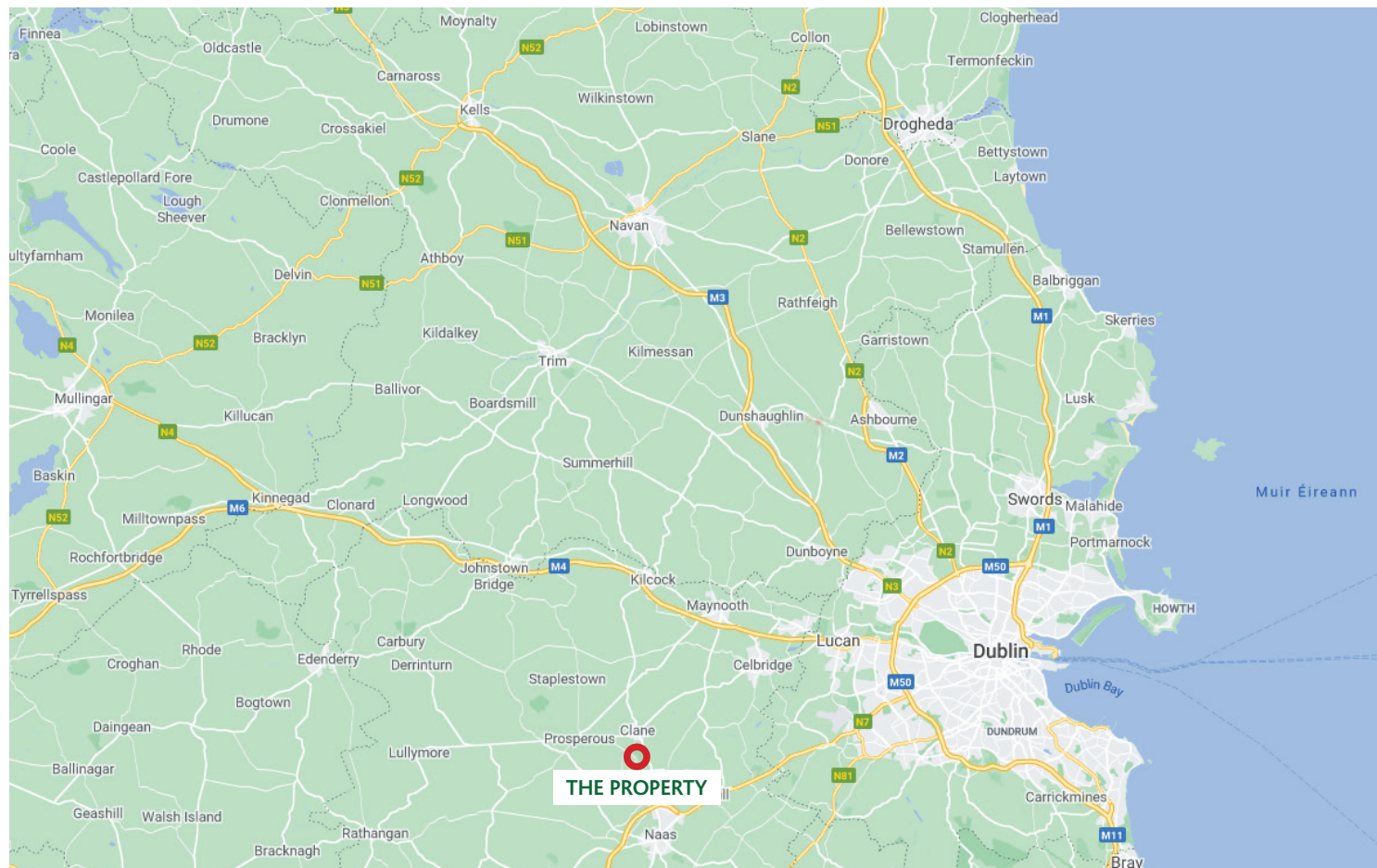
Planning:

There is no planning history applicable to the property.



Directions

Coonan
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Directions:

Eircode

W91 X8X9

Viewing

By appointment at any reasonable hour.

Coonan
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Contact Information:

Will Coonan

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PSRA registration no. 003764.

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