

Ref: 8333

'MAIN STREET, HACKETSTOWN, CO. CARLOW



QUINN PROPERTY
www.quinnproperty.ie

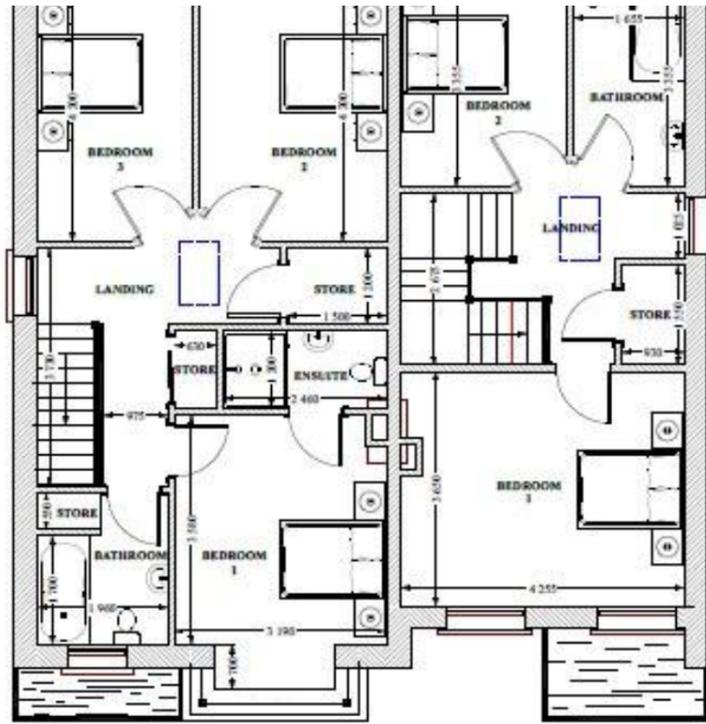
Unique Opportunity To Purchase C. 0.6 Acre Development Site With Full Planning For Seven Residential Properties For Sale By Private Treaty

LOCATION:

QUINN PROPERTY are delighted to introduce this exceptional development opportunity to the market. Situated off Hacketstown's Main Street, this property enjoys a prime location within easy reach of all local conveniences. Hacketstown is a charming town located east of Carlow, offering a wide range of amenities including shops, a pharmacy, supermarket, hairdresser, cafés, both primary and secondary schools, and a variety of sports clubs. Situated close to the Wicklow border, this property is 10km north of Tinahely, 15km south of Baltinglass, 16km from Tullow, 22km from Carlow Town Centre and 70km south of Dublin.

Full planning permission is already in place for this exceptional development opportunity for seven residential units, all with mains services (planning application reference 24/60309). There is also the opportunity to purchase Brew Stop, the Café located at the entrance to this development site.





PROPOSED FIRST FLOOR LAYOUT

FLOOR AREA = 56.28 sq.m (606 sq.ft.)

FLOOR AREA = 42.04 sq.m (453 sq.ft.)



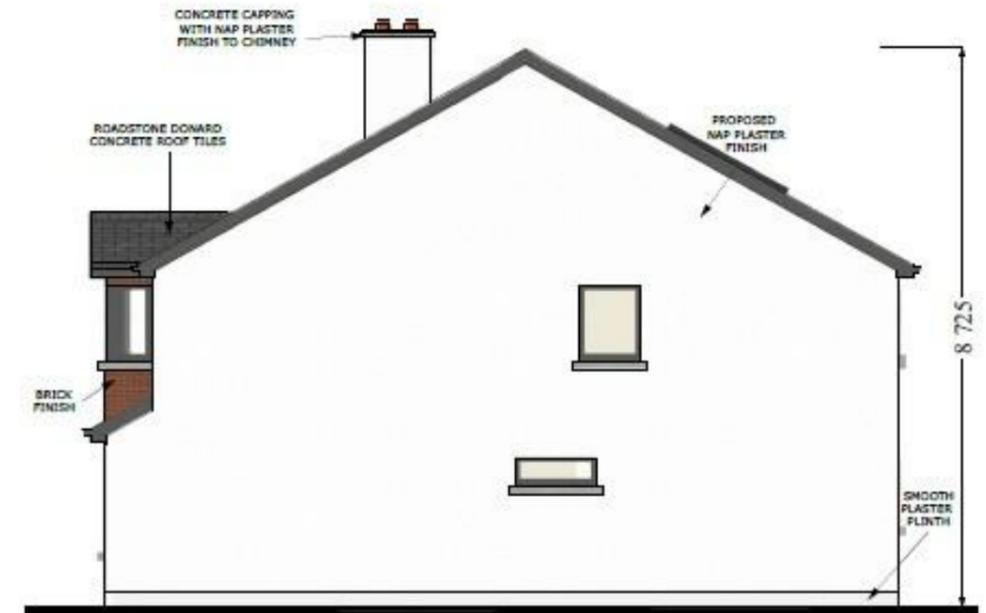
PROPOSED FRONT ELEVATION



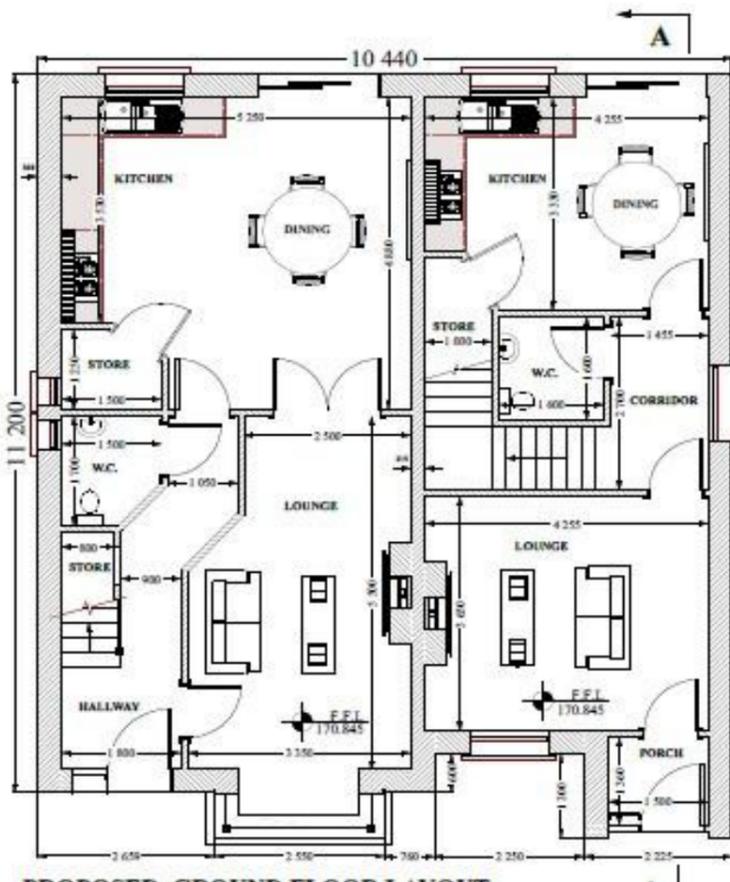
PROPOSED SIDE ELEVATION 1



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 2



FURTHER INFORMATION

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

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Client : **EDMOND BAY DEVELOPMENTS LTD.**

Site Address : **MAIN STREET,
 HACKETSTOWN,
 CO. CARLOW.**

Drawing Title : **PROPOSED FLOOR LAYOUT, ELEVATIONS &
 SECTIONAL ELEVATION (SIZES 1 & 2)**

A.M.V. €225,000



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

