



Development Site, Downings North, Prosperous, Co. Kildare

Residential Development site on c.6.84 acres or c.2.77 hectares with Planning Permission for 49 houses.



**FOR SALE BY PRIVATE TREATY
WITH FULL PLANNING PERMISSION**



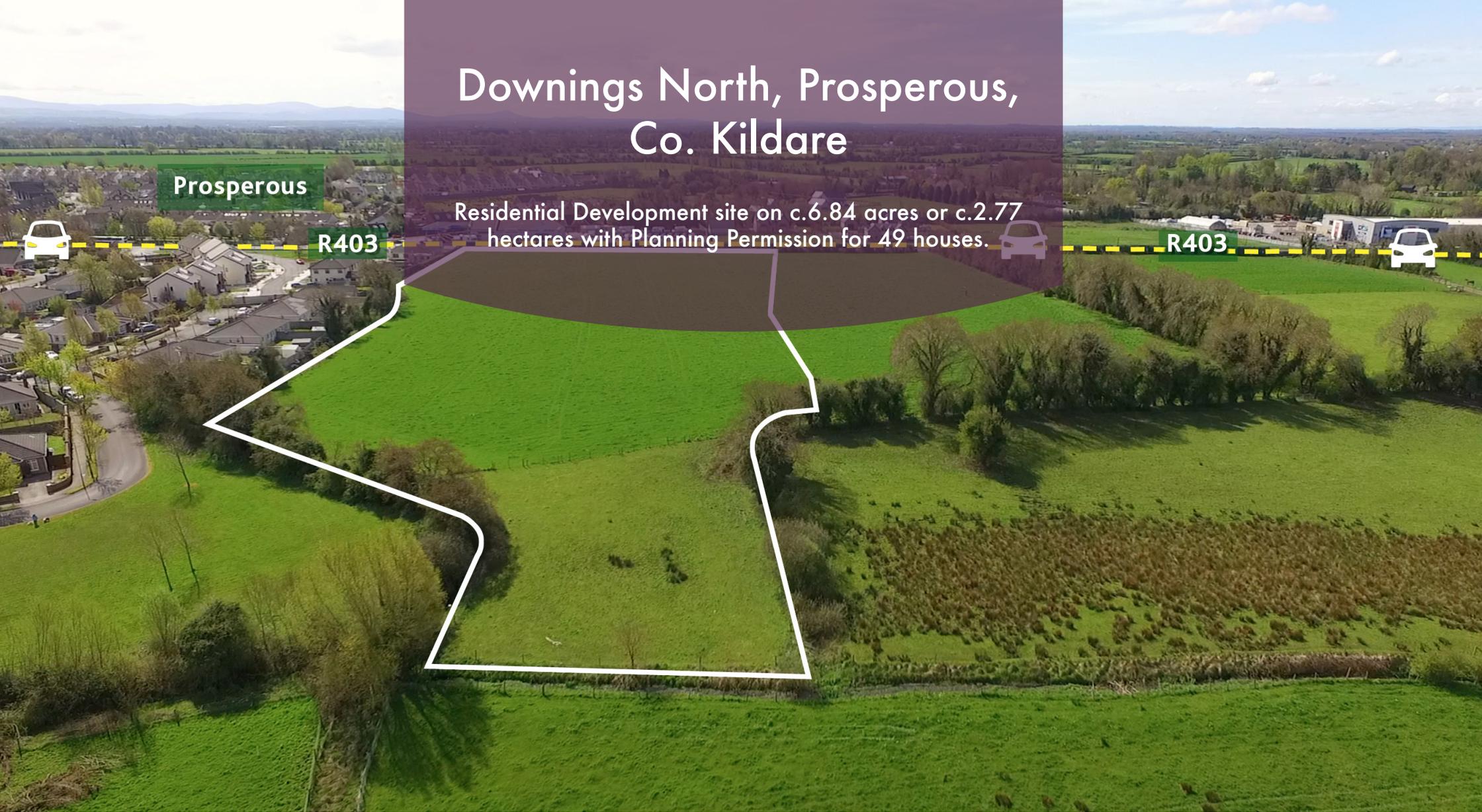
Downings North, Prosperous, Co. Kildare

Prosperous

R403

Residential Development site on c.6.84 acres or c.2.77 hectares with Planning Permission for 49 houses.

R403



FOR SALE BY PRIVATE TREATY
WITH FULL PLANNING PERMISSION



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Residential Development site on c.6.84 acres or c.2.77 hectares with Planning Permission for 49 houses.

THE OPPORTUNITY

- Outstanding residential Development opportunity
- Under planning permission ABP-304589-19 Planning Ref; 181166
- Proximity to Clane, Straffan, Naas & Maynooth
- The Subject lands are close to all amenities both social and recreational
- Excellent public transport, and easy access to M7, N4 and M50
- Access to all main services
- Ber A Rated



DESCRIPTION

Under planning permission ABP-304589-19 Planning Ref; 181166

DEVELOPMENT SUMMARY

Planning allows for a residential development located within walking distance Prosperous, with access via the R403. The development will consist of 2, 3 & 4 Beds semi-detached & detached homes.



PROSPEROUS

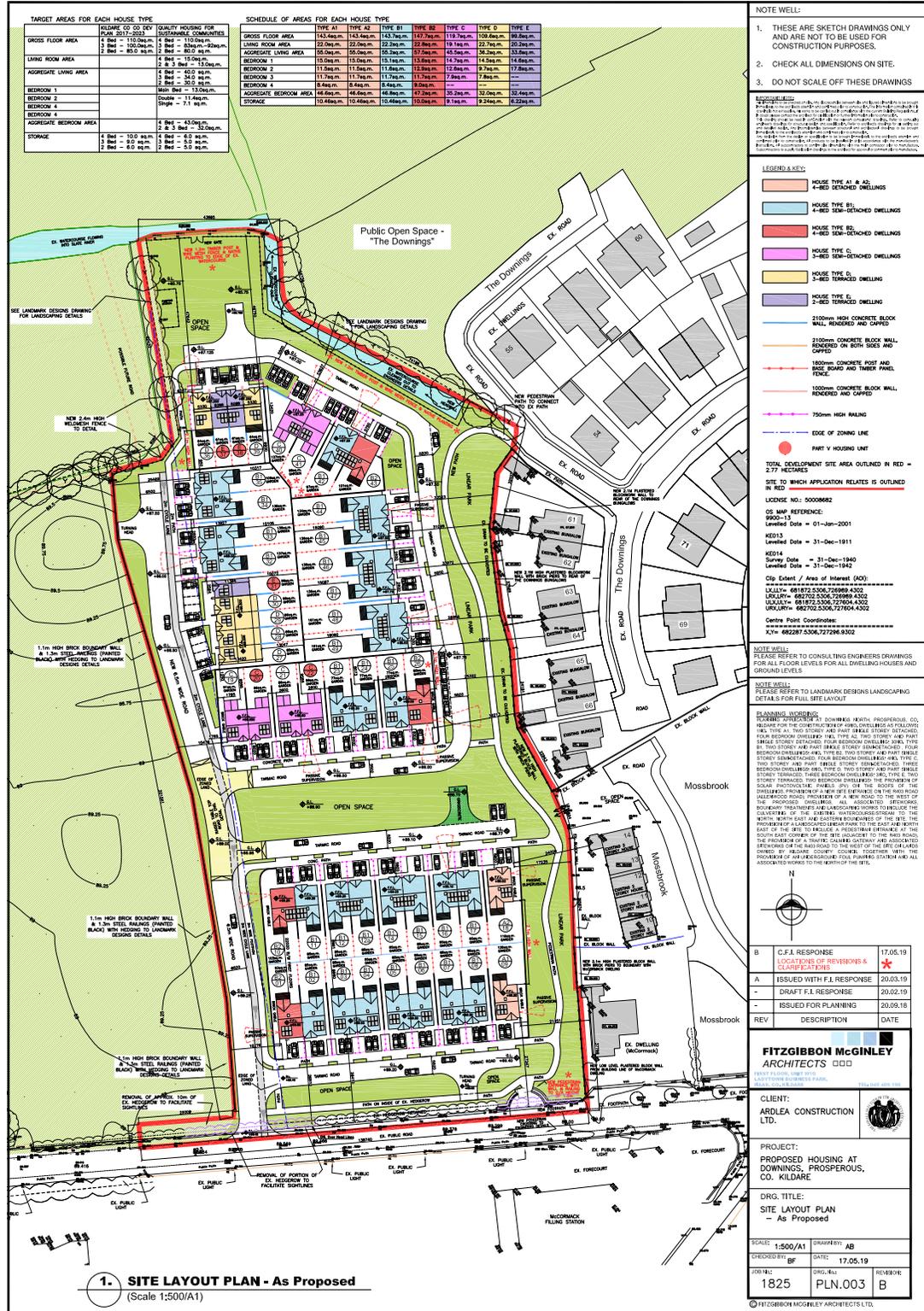
Within minutes of the M4/ M7 motorways via Naas and Maynooth. All of which offer excellent schools, shops & public transport facilities. The sporting enthusiast is spoiled for choice with local golf courses including K Club, Kileen and Millicent to name but a few. Horse enthusiasts can enjoy the action at Punchestown, Naas and the recently renovated Curragh Racecourses. Motor enthusiasts can also enjoy the action at nearby Mondello Park. There are also many health and leisure centres/ Spas within the area. There are also the stunningly picturesque lands at Donadea Forest Park which are within a short driving distance. Located within easy reach of Dunnes Stores, Tesco, Supervalu, Lidl and Aldi.

TRANSPORT

Prosperous and Clane enjoy regular bus service. Same is located only a short drive from the M4 motorway the newly upgraded M7 motorway making commuting to and from the capital easier. Sallins and Maynooth train stations are both located within driving distance.



SITE PLAN



For identification purposes only Not to scale.

1. SITE LAYOUT PLAN - As Proposed (Scale 1:500/A1)

DEVELOPMENT SCHEDULE

Residential House Type	Sq M	Sq Ft	Quantity
A1 (4 Bed Detached)	C.143.4	C.1544	1
A2 (4 Bed Detached)	C.143.4	C.1544	1
B1 (4 Bed Semi-D)	C.143.7	C.1547	28
B2 (4 Bed Semi-D)	C.147.7	C.1590	4
C (3 Bed Semi-D)	C.119.7	C.1288	6
D (3 Bed End of Terrace)	C.109.6	C.1180	3
D (3 Bed Mid Terrace)	C.109.6	C.1180	3
E (3 Bed End of Terrace)	C.99.8	C.1074	1
E (2 Bed Mid Terrace)	C.99.8	C.1074	2

BER EXEMPT

TENURE

Freehold

SERVICES

We understand all public services are available to the property.

CONTACT JOINT AGENTS

Richard (DNG DOYLE)

T: +353 045 874795

Will (Coonan Property)

T: +353 01 6286128

GUIDE PRICE

€1,800,000

Messrs. Coonan Property and DNG Doyle for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Coonan Property and DNG have any authority to make or give representation or warranty whatever in relation to this development. PSL No. 001393