



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**



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Prosperous

R403

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R403



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RESIDENTIAL DEVELOPMENT OPPORTUNITY

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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

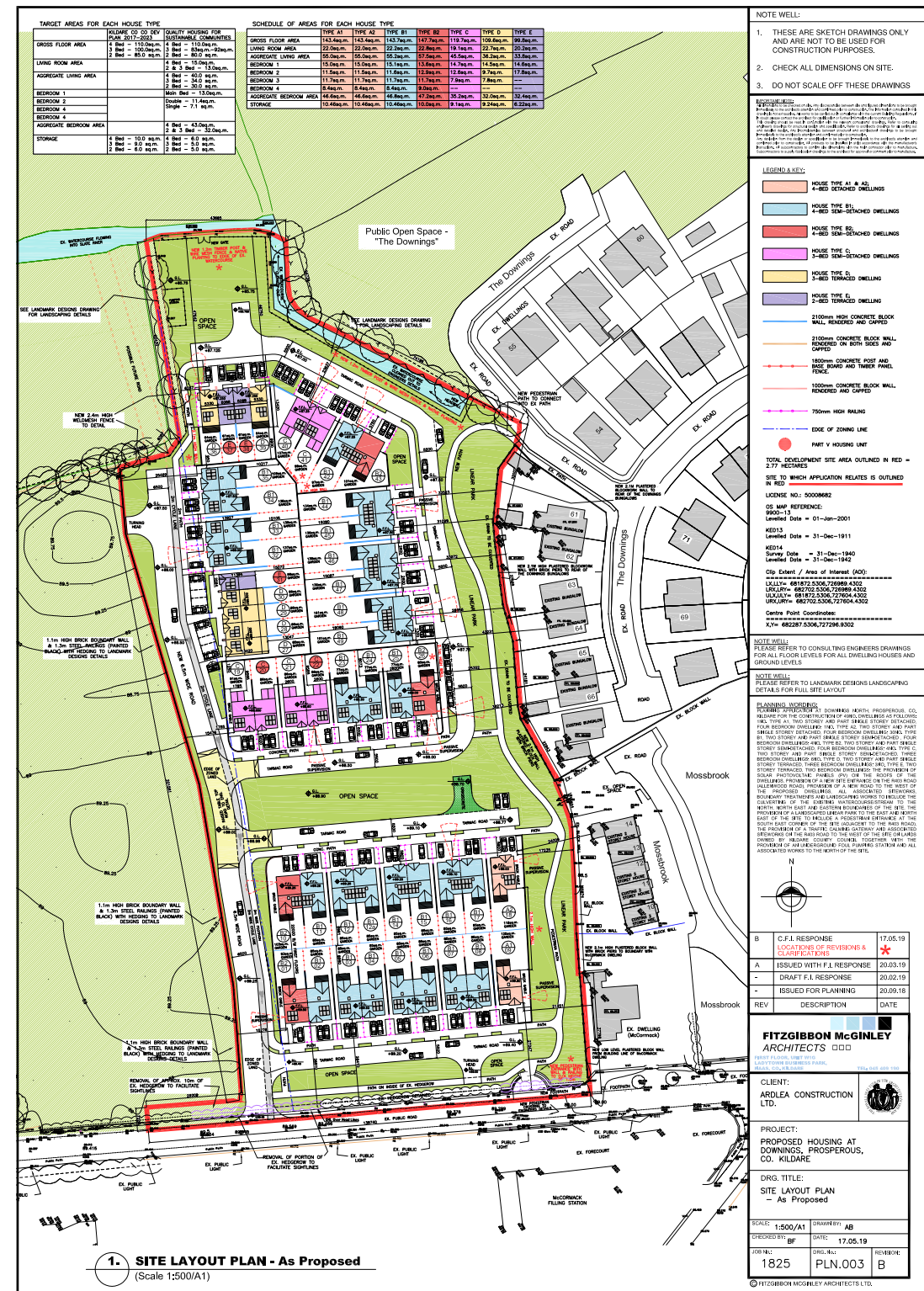
Within minutes of the M4/ M7 motorways via Naas and Maynooth. All of which offer excellent schools, shops & public transport facilities. The sporting enthusiast is spoiled for choice with local golf courses including K Club, Kileen and Millicent to name but a few. Horse enthusiasts can enjoy the action 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.



For identification purposes only Not to scale.



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

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GUIDE PRICE

€1,800,000

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