

# For Sale

Asking Price: €1,750,000

Sherry  
FitzGerald  
O'Reilly



**Ready to go Site at Sallins Wharf, Sallins, Co. Kildare.**

With full planning for:

14 Houses (6 x 3 Bedroomed houses and  
6 x 4 Bedroomed houses, 4 x 2 Bedroomed ground floor  
apartments and 4 x 3 Bedroomed duplexes).

[sherryfitz.ie](http://sherryfitz.ie)

Sherry FitzGerald O'Reilly are delighted to offer a unique opportunity to immediately acquire a development site with full planning permission for 14 houses and 8 apartments.

(8 x 3 Bed houses, 6 x 4 Bed houses, 4 x 2 Bed ground floor apartments and 4 x 3 Bed duplexes).

**Kildare Co. Co. Planning Reference 24/61359\***  
**An Bord Pleanala reference ABP - 314749-22.**  
**(Full sales pack available by email)**

This site is only a few minutes walk to Sallins Town Centre.

Nestled along the scenic banks of the Grand Canal, Sallins is a vibrant village that perfectly captures the "best of both worlds." Steeped in history and shaped by the water, it offers a unique lifestyle where you can enjoy a quiet morning coffee by the canal before catching a train to Dublin's city centre in under 30 minutes. While it serves as a gateway to the city, Sallins retains a genuine village feel, where everyday amenities are within walking distance and a strong community spirit thrives through seasonal bike discos and the annual Christmas parade.

The village is served by St. Laurence's National School and there are many top-notch secondary schools in nearby Naas, Newbridge and Clane. Active families will appreciate the Sallins GAA Club, Sallins Celtic soccer club, the Scout troop, Biodiversity group, Dramatic society, Irish dancing group and the vibrant playground. Weekends can be spent on cycles, barge trips or strolls along the many miles of towpath along the peaceful Greenway. There is no shortage of ways to stay active with nearby leisure activities such as Rugby, Hockey, horse riding and Athletics. Close by are two local Golf clubs, Palmerstown and Naas, and for the horse racing lover, Naas, Punchestown and the Curragh courses are all within a 25-minute drive.

For a village of its size, Sallins is well equipped with a variety of shops, cafes, bars and restaurants including the renowned Hey Darling and the award-winning Craft brewery and restaurant, Lock 13. It is just a 10-minute drive to Naas Town Centre, providing access to major retailers, boutiques, Bars, restaurants, Theatre, Cinema, Hospital and the Monread Shopping Centre while Newbridge's Whitewater shopping



Sallins offers excellent connectivity, with the Sallins Train Station providing frequent, direct services to Dublin's Heuston Station and the Docklands via the Phoenix Park Tunnel. The recently completed Sallins Bypass with its M7 interchange offers seamless access to the M7/N7 and beyond. Bus services from Sallins run to Maynooth, Leixlip and Blanchardstown, while the ongoing development of the Greenway will soon provide an off-road cycling route all the way to Dublin city centre.

Sallins offers the perfect blend of rural charm combined with urban convenience.



#### NEGOTIATOR

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