



SHRAUD STREET COTTAGES\_PROPOSED STREETScape

# Landmark - Kildare Town RTG - Development Site

**For Sale by Private Treaty**

0.32 HECTARE 0.8 ACRE (APPROX.)

SHRAUD STREET / CHAPEL LANE &  
FAIRVIEW COTTAGES

R51 NX26

**AMV: €1,000,000**





Shraud Street



Chapel Lane

► Ready to go, prominent town centre, Kildare site extending to 0.32 hectares (0.8 acres approximately) with full planning for 18 units (8 x 3 beds & 10 x 2 beds) under 4 planning grants;

1. **KCC17/1489** – Front Site – 11 houses @ Fairview Cottages (2<sup>nd</sup> phase to rear of site was removed from application)
2. **KCC19/608** - Planning for rear & side site (7 units)
3. **KCC20/1431** – Revision of internal layouts - front site to houses 2, 3, 7, 12 & 13
4. **KCC 21/679** – Revision of internal layout & boundary of 1 Chapel Lane

- ✓ Planning allows demolition of 2 existing houses to rear onto Chapel Lane & construction 4 new properties.
- ✓ Planning also allows retention, extension & refurbishment of 14 cottages on Shraud Street / Fairview Cottages.
- ✓ The property enjoys street frontage onto Shraud Street, Chapel Lane & Fairview cottages.
- ✓ No Part V required
- ✓ Conservation Architect & Archaeologist – need be appointed as condition of grant
- ✓ Chimney (above roof need to be retained, internal chimneys can be removed).
- ✓ Electricity & Water connected to 14 existing properties; new connection required for 4 new houses.



# Location & History

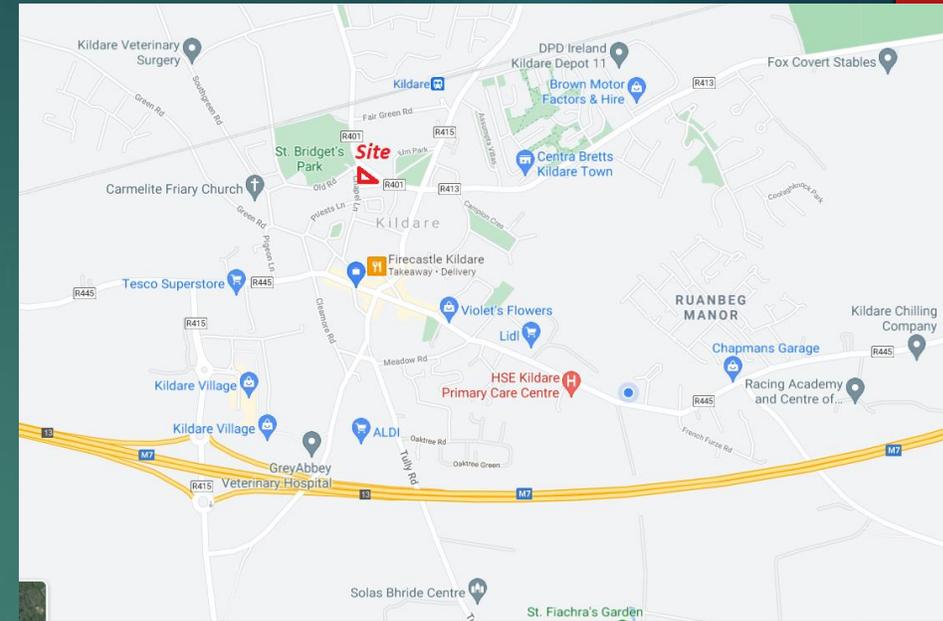
▶ *Fairview Cottages* dates from 1895 when the terrace of properties was thought to be built in line with the establishment of the railway line. This pretty, intact terrace of homes, facades display, yellow brick - English garden bond walls with red brick surrounds.

▶ The position of this site can't be rivalled, its central to all the towns amenities, the train station, choice schools the town centre, Kildare Village & just off the M7 motorway to Dublin / Cork / Limerick.

Kildare town is the heart of the Thoroughbred county the home of Irish racing, perched on the edge of the wonderful local amenity that is the 'Curragh plains' & the town is home to the Irish National Stud & gardens.

The site is just.....

- ▶ 500m from Kildare Train Station
- ▶ 500m from the Market Square
- ▶ 1km from Kildare Village
- ▶ Has 3 primary schools & Kildare Town Community school within walking distance.
- ▶ On hand there is local artisan shopping as well as convenience shopping at Tesco, Aldi and Lidl.
- ▶ Dublin lies just 46.2km from this site

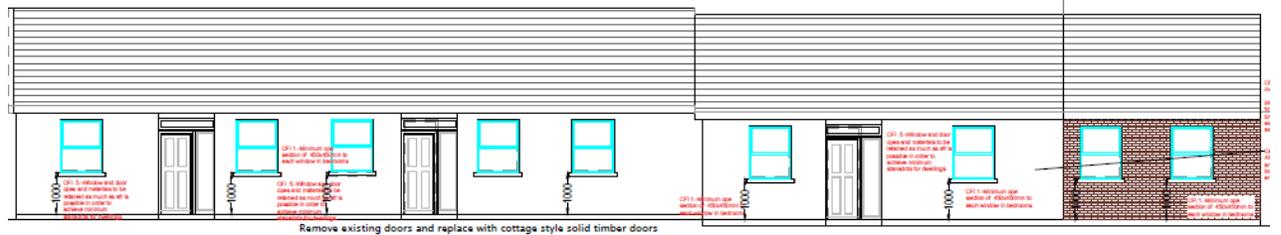


# House Types & sizes

Address	Beds	Baths	Area Sqm	Feet
2 Shraud St	2	2	85.9	925
3 Shraud St	2	2	85.9	925
4 Shraud St	2	1	88.5	953
5 Shraud St	2	1	88.5	953
6 Shraud St	2	1	88.5	953
7 Shraud St	2	2	88.5	953
8/9 Shraud St	3	1	124.4	1339
10 Shraud St	2	1	92.9	1000
11 Shraud St	2	1	92.9	1000
12 Shraud St	3	2	108.8	1171
13 Shraud St	3	2	113.2	1218
1 Chapel lane	2	2	79	850
2 Chapel Lane	3	2	111	1195
3 Chapel Lane	3	2	111	1195
4 Chapel Lane	3	2	112.8	1214
5 - Existing	3	1	96.9	1043
6- Existing	3	1	90	969
7 - Existing	2	1	80.75	869



1 FRONT ELEVATION  
SCALE 1:50 @ A1, 1:100 @ A3



## House Facades - New - Chapel Lane & Existing Fairview Cottages (refurbishments)

\*\* Shraud St are refurbishments, 1-4 Chapel Lane - new builds 5, 6 & 7 are refurbishments of existing derelict cottages

## DEVELOPMENT CONTRIBUTIONS -

- ▶ 17/489 €3,272.28
- ▶ 19/608- €15,152.05
- ▶ 21/679 - €3,950
- ▶ 20/1431 – None applied
- ▶ Bond €14,000

## ZONING –

**Existing Residential** To protect and improve existing residential amenity: to provide for appropriate infill residential development; to provide for new and improved ancillary services. This zoning principally covers existing residential areas and also provides for infill development within these existing residential areas. The primary aim of this zoning objective is to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.

*\*\*\*Kildare town LAP 2012-2018 (still applicable)*

For further plans / drawing please contact our office.

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**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

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