



Site with Full P.P. & Derelict Cottage,

On C. 1.1 Acres, Stratford-On-Slaney, Co. Wicklow.



4



2



137.5 Sq.Mt.



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

The property is located in the centre of Stratford-on-Slaney Village. Stratford is a small village just off the N81 south of Blessington, between the villages of Hollywood and Baltinglass.

Baltinglass: c. 7km.

Blessington: c. 24kms.

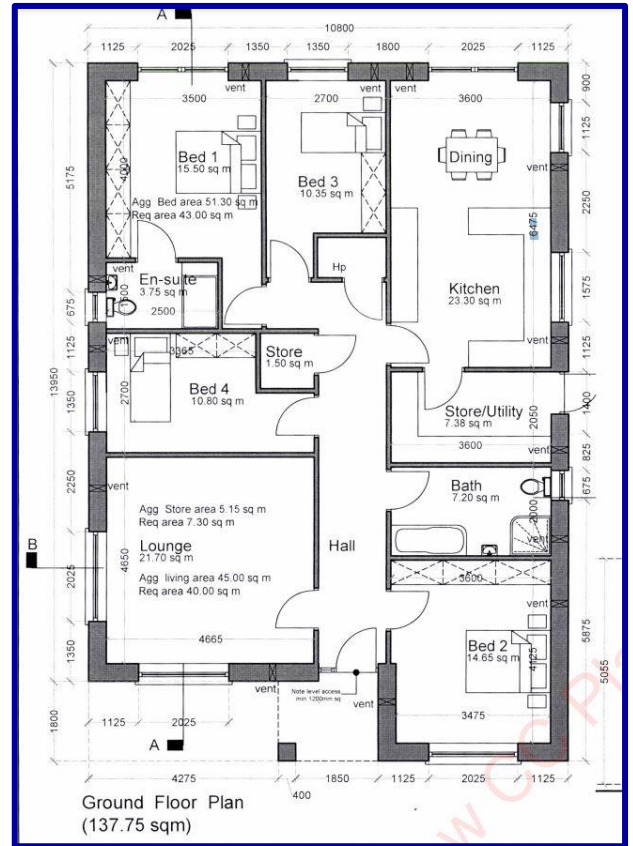
Dublin: c. 39kms.

DESCRIPTION:

The property in its entire extends to c. 1.1 Acres & benefits from having dual road frontage. Part of the site has planning for a four bedroom bungalow extending to c. 137.5 sq.mts (Planning Reference 20895). The site also has a derelict cottage extending to c. 80 sq.mts. The entire plot has good mature boundaries & stunning view overlooking the surrounding area.

Entire Property: Site with F.P.P & Derelict Bungalow on c. 1.1 Acres.

Lot 1: Site with F.P.P. on c. 0.2 Acres.



PLANNING:

Ref: 20895 4 bedroom detached bungalow & associated site services with entrance / access onto the L4301 local road. The use of the proposed house shall be restricted to the applicant or to such other persons who comply with the Settlement Strategy for Level 7 : Large Villages as set out in the county Development Plan 2016-2022 and as the Planning Authority agrees to in writing. This requirement shall be embodied by a legal undertaking that shall be registered as a burden against the title of the land in the Land Registry or Registry of Deeds and shall be of seven year duration from the date of first occupation.

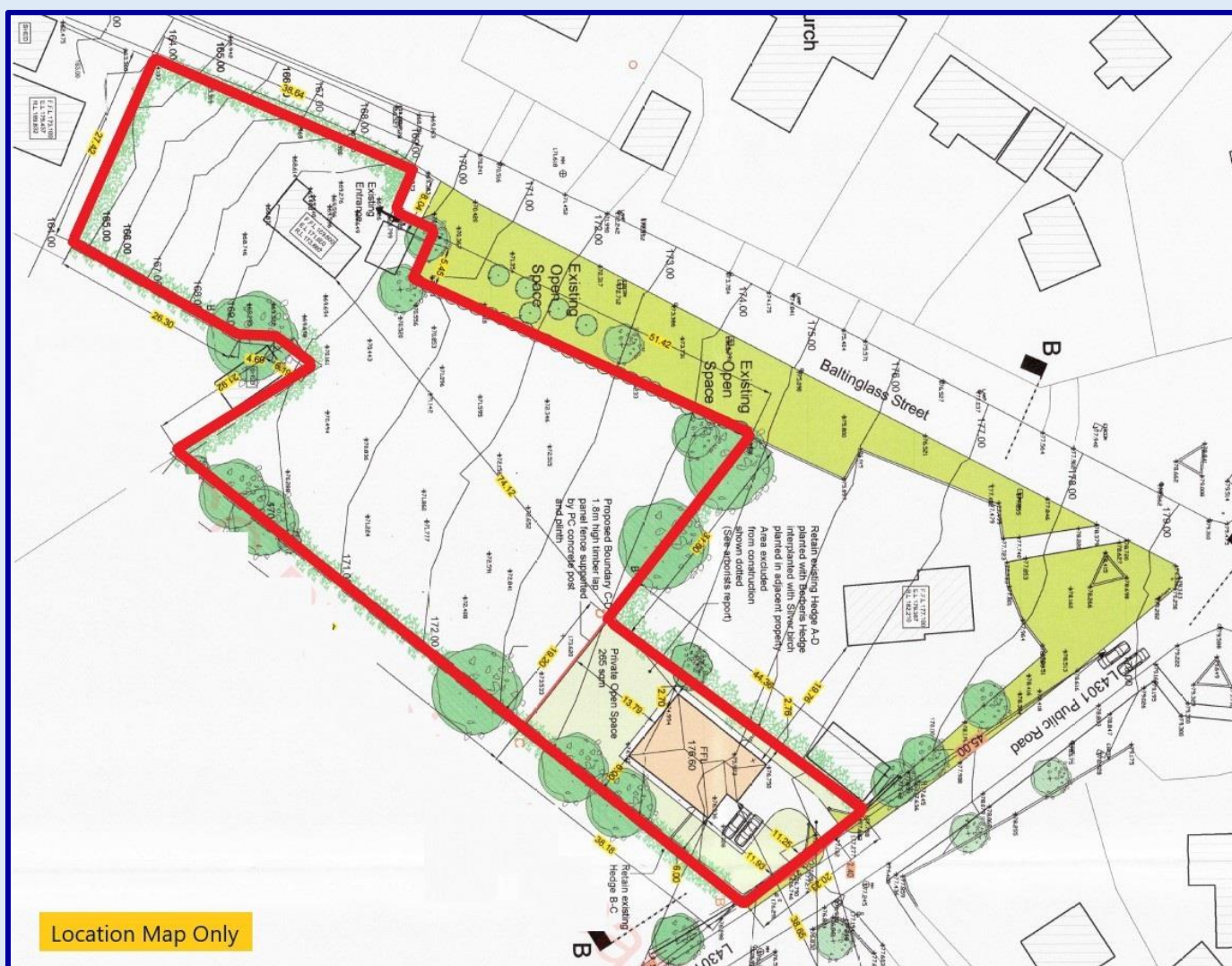
Lot 2: Land with development potential c. 0.65 Acres.

Lot 3: Derelict Cottage on c. 0.25 Acres.



LEVEL 7:

On the site in Stratford-on-Slaney there is a criteria for 50% (8) of the houses to be sold under Level 7: a resident for at least 3 years duration in County Wicklow or permanent employment for at least 3 years duration in County Wicklow, of within 30km of the large village in question.



VIEWING:

BY APPOINTMENT ONLY

PRICE REGION:

P.O.A.



**JP&M
DOYLE**

Established. 1952

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