



GOFFS
PROPERTY

Lands c.9.51 ha
(c.23.5 acres)

Crockshane, Rathcoole
Co. Dublin

*Lands extending to c.23.5 acres
superbly located on the periphery of
Rathcoole village offering strong
future development potential.*

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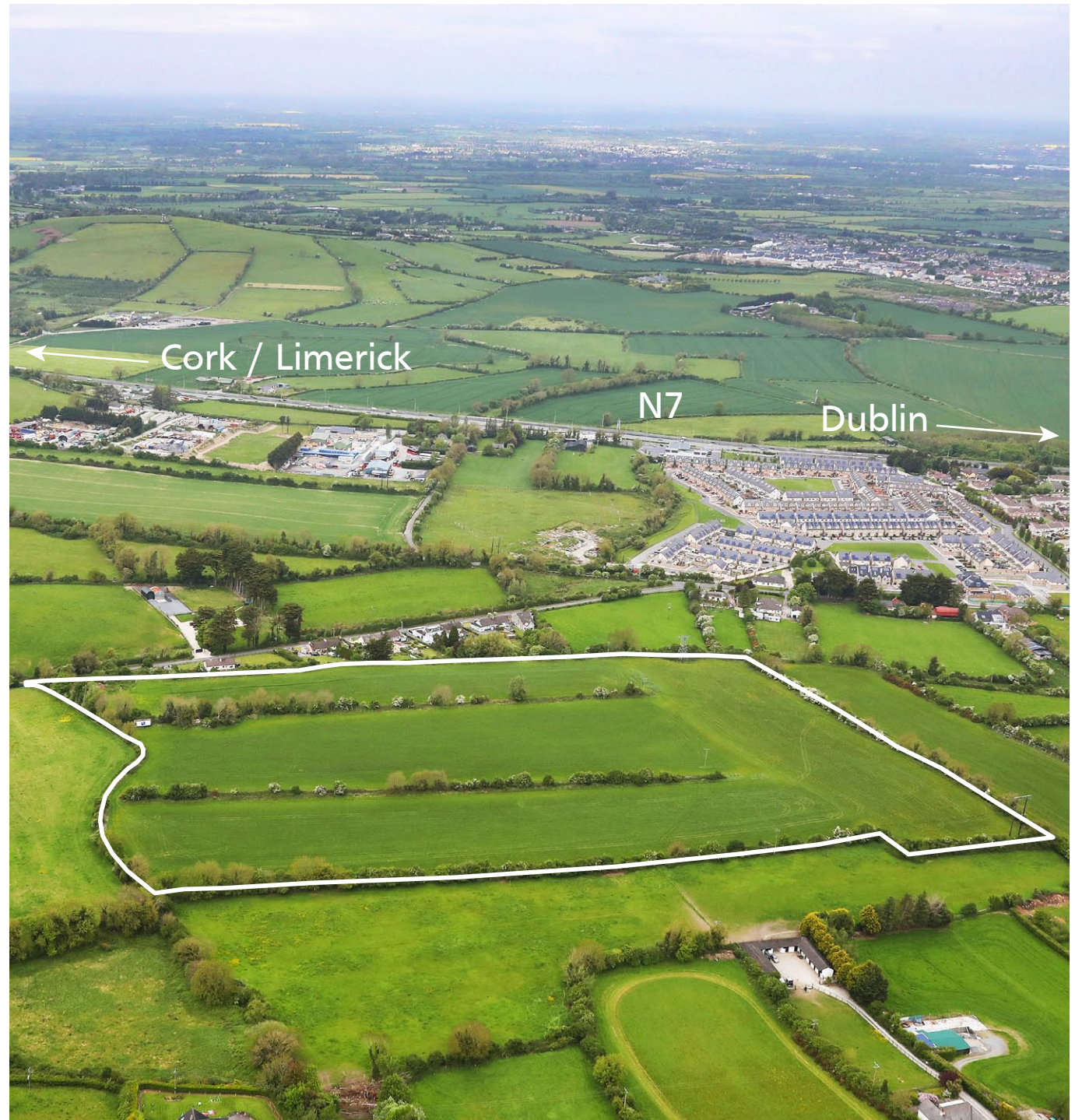
Crockshane, Rathcoole, Co. Dublin

The subject property comprises approx. 23.5 acres (9.51 ha) of land in a mature setting with access onto the Kiltel Road on the outskirts of Rathcoole Village.

The lands are currently all in grass and are bounded by mature trees and hedgerow. This prime land holding is located close to the development boundary and to a number of recently completed residential housing developments. They would be of particular interest to developers, investors and those seeking an investment with growth prospects.

In addition, the lands will also be adjacent to the proposed new relief road upgrade which will improve local access to the N7 and aims to facilitate future development along with improving public transport in the immediate vicinity.

Rathcoole is a thriving village located just off the N7 and offers an abundance of local amenities which includes, shops, pubs, restaurants and local schools. It is convenient to Dublin City as well as the M50 and M7 motorways.





Aerodrome Business Park

Baldonnell Business Park

Dublin City →

Casement Aerodrome

Citywest Business Campus

← N7 →

Rathcoole



Details

SERVICES

We understand that mains services are available in the locality.

ZONING

The subject property is currently zoned 'Agricultural' in the Rathcoole Local Area Plan.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

VIEWING

Viewing is strictly by appointment with the selling agents.

Location

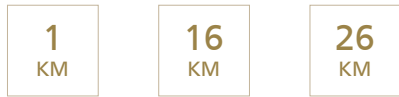
MAP CO-ORDINATES

Lat: 53.271410 (53° 16' 17.08" N)

Long: -6.487771 (6° 29' 15.98" W)

DIRECTIONS

From the main street in Rathcoole village proceed west and take the turn left onto the Johnstown Road, proceed on to School Road and at the roundabout proceed onto the Kilteel Road, keep left staying on this road and the land is further along on your left.



RATHCOOLE
VILLAGE

DUBLIN
CITY

DUBLIN
AIRPORT



M7

M50



For Reference Purposes Only



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GOFFSPROPERTY.COM

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The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.