



"Inglewood",
Mill Lane, Leixlip, Co. Kildare
on c. 0.91 acres

Development Land



- Ready to go site with Full Planning Permission for No. 5, detached executive residences
- Area of approximately 0.91 acres
- Super infill site, in mature exclusive residential location
- Existing 4 bedroom detached bungalow on site
- Within minutes walk of Leixlip Village
- Private enclave, adjacent to St. Catherine's Park

Location

Inglewood is perfectly situated in the quiet cul-de-sac off the Mill Lane in Leixlip Village. This picturesque setting includes one off residences, stone artisan cottages and The Old Mill House. Leixlip is a historic village at the crossing point of the River Liffey, whose name in Irish “Leim an Bhradain” is derived from the Salmon Leap, which is also the name of one of the renowned local hostelries. The town is also host to the original Guinness Family who still own and reside in Leixlip Castle to the Western end of the Village.

Mill Lane is a proven sales location 300 meters from Leixlip Village. The property is not overlooked and is situated adjacent to St. Catherine's park which consists of 200 acres of woodland, grassland and amenities.

Inglewood benefits from excellent access to the M4 motorway and is with minutes walking distance of shops, schools, public transport, sporting and recreational facilities.

Location Map



St. Catherine's Park



Planning

Full planning permission was granted for the scheme by Kildare County Council, planning reference number 16/1129.

The planning permission allows for the demolition of the existing single storey residence and construction of No. 5, four bedroom detached executive residences.

Detailed architects plans are available on request.

Video Link

A 3D video of the scheme is also available at <https://www.youtube.com/watch?v=xW4CdYDS1Cc>

Schedule of Areas of Proposed Residences

| No | Bed Spaces | Type | Style | Ensuite | Sq.m | Sq.ft |
|----|------------|----------|------------|---------|------|--------|
| 1 | 4 | Detached | Two Storey | 2 | 167 | 1797 |
| 2 | 4 | Detached | Two Storey | 2 | 188 | 2023 |
| 3 | 3 | Detached | Dormer | 2 | 190 | 2044 |
| 4 | 5 | Detached | Dormer | 3 | 193 | 2077 |
| 5 | 5 | Detached | Dormer | 3 | 193 | 2077 |
| | | | | Total | 931 | 10,018 |

Zoning

Existing Residential Infill Leixlip Area Plan 2017-2023.

Transport

Leixlip is served by Dublin Bus routes 66, 66N and 66X. Leixlip Louisa Bridge and Confey train station with commuter parking are within 10 minutes walk or 5 minutes drive. Inglewood is minutes drive from the M4 Galway Road (junction 5) and 8 minutes from the Dublin’s prime arterial route the M50 motorway (junction 7). Weston Airport (5 minutes drive) is a public licensed executive airport with full terminal facilities. Dublin International Airport is a 20 minute motorway drive. Dublin City Centre (O’Connell Street) is just a 30 minute drive.



Amenities

The property is also less than 10 minutes drive from the University town of Maynooth and within 15 minutes of both The K Club (Venue to The Ryder Cup) and Carton House, two of Irelands truly world class leisure facilities. The town is also enhanced by an excellent retail and leisure offering with the expanding Liffey Valley Shopping Centre, less than 10 minutes drive away and also numerous GAA Clubs and Leisure facilities. Leixlip village itself is buzzing with numerous bars and restaurants.

Directions

From Dublin come off the motorway into Leixlip village. As you enter the village take an immediate right turn at The Diamond Studio up the Mill Lane. Continue up this road for 300 meters. Inglewood is situated on the left had side.

Services

It is our understanding that mains water, electricity and drainage are available. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Title

Freehold.





Viewing

Viewing by prior appointment through French Estates.

Contact

John Bosco French

B.Comm M.Sc (Real Estate) REV TRV MIPAV

01 6242320

jbfrench@french-estates.ie

PRSA No. 002373-003270

French Estates

Mill House,
Main St, Leixlip,
Co. Kildare
01 6242320
W23 K880

www.french-estates.ie



Conditions to be noted:

These particulars are issued by French Estates on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. French Estates Ltd. or any of their employees have no authority to make or give any representation or warranty in respect of this property.