

## FOR SALE BY PRIVATE TREATY

### SITE

**1 to 3 ACRES  
TIPPEENAN,  
KILCULLEN,  
CO.KILDARE.**

*'Subject to Planning Permission'*



***3km Calverstown, 1.5km Ballyshannon, 8km Kilcullen & M9***

- Excellent location close to Kilcullen & M9 Motorway.
- Ideal opportunity to construct a dwelling house (subject to PP).
  - Top quality land with mature timber.
  - Natural stream
  - Extensive road frontage.

**ALL EXPRESSIONS OF INTEREST TO BE SUBMITTED IN WRITING AND OUTLINING  
THEIR COMPLIANCE WITH KILDARE COUNTY COUNCIL RURAL HOUSING  
STRATEGY.**

## IDEAL SITE FOR RESIDENCE (Subject to PP) -EXCELLENT LOCATION, GOOD QULAITY LAND.

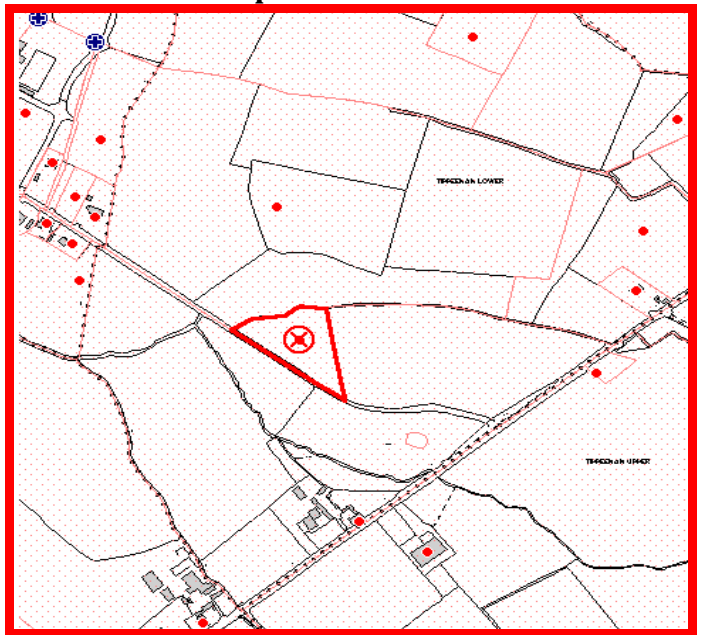
### LOCATION:

This is an excellent location just off the R418 (the old N78) between Kilcullen and Athy close to Ballyshannon and Calverstown. The property benefits from good accessibility to the motorway and the surrounding towns. The land in the vicinity is all in agricultural use with a number of detached houses along the road.

Location of lands in red



Map of lands in red



### DESCRIPTION:

The property comprises circa 3 acres (1.2 hectares) of agricultural land. The land is in one division with extensive road frontage a natural stream and mature hedgerows on all sides. The property is ideal for somebody looking to construct a new residence and is being offered for sale 'Subject to Planning Permission'. **Specific area required is open to negotiation.**

View of lands



View of lands





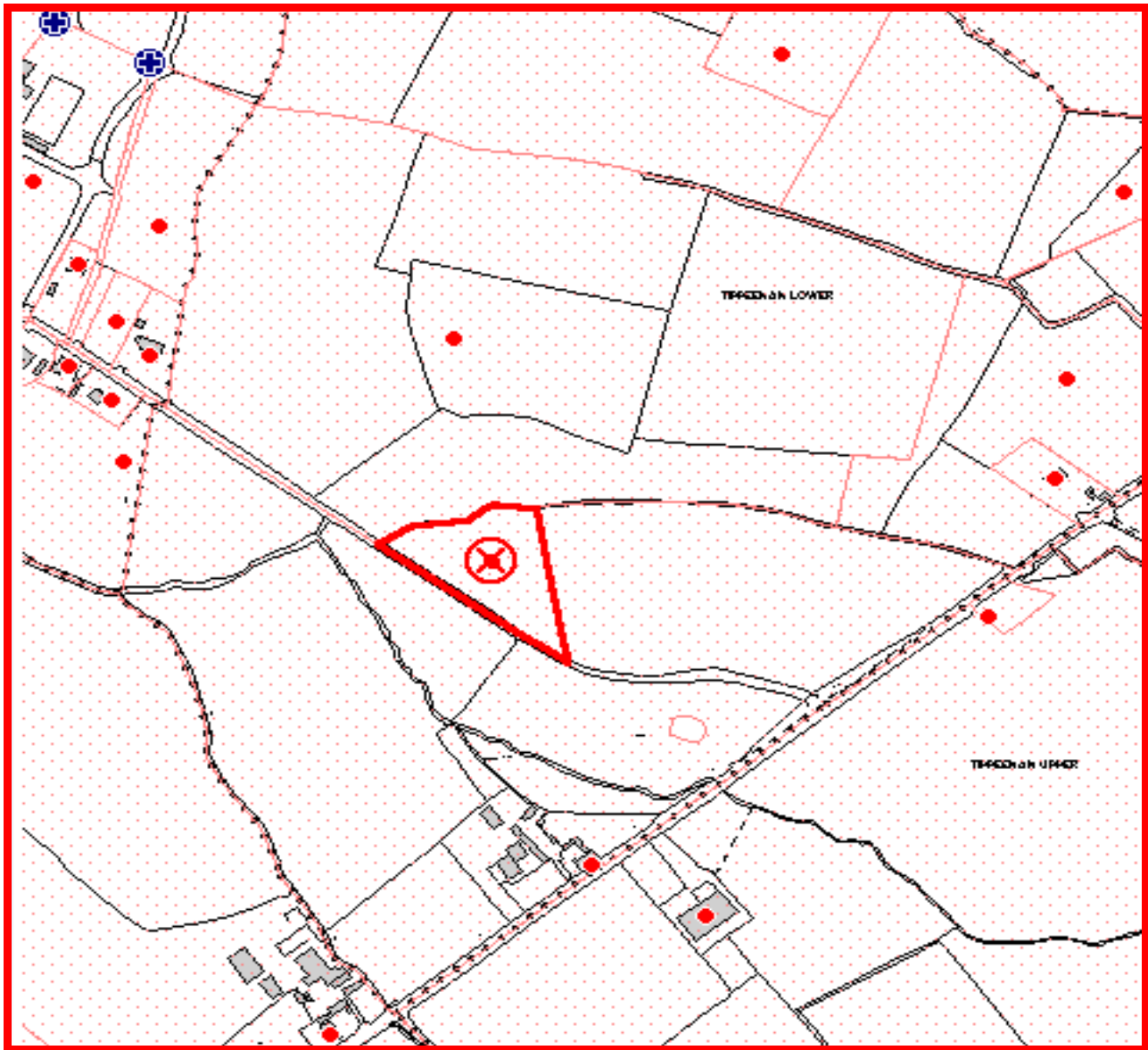
## PLANNING:

Applicants for one-off dwellings must meet one of the local need criteria in order to be considered eligible for a one off rural house in the Kildare County Development Plan. **Any proposed purchaser will have to submit in writing and demonstrate their suitability to comply with one of those outlined below:**

### Rural Housing Policy Zone 2

- Persons whose primary employment is in agriculture who wish to build on their own holding and who can demonstrate that they have been engaged in farming for over 5 years.
- Persons who have grown up or who have spent substantial periods of their lives (c. 12 years) living in rural areas in Kildare as members of the rural community and who seek to build on their family landholding and who currently live in the area. Where no land is available in family ownership, a site near the family residence (8km) may be considered.
- Persons who have grown up or who have spent substantial periods of their lives (c. 12 years) living in rural areas in Kildare as members of the rural community who have left the area but now wish to return to reside near (8 km) other immediate family members or to care for elderly immediate family members. Immediate family members are defined as mother, father, son, daughter, brother, sister or guardian.
- Persons whose full time employment is in the commercial bloodstock industry, forestry or horticulture and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment and that they have been engaged in this form of employment for a period of over 5 years.
- Persons who have been in employment in an occupation essential for the rural community and/or economy for 5 continuous years, where their employment is located within 8 km of the site, who can demonstrate a functional need to reside in proximity to their employment and who have not previously been granted permission for a rural dwelling.
- Persons who can satisfy the Planning Authority of their commitment to operate a small scale, full time business from their proposed home in the rural area and that the business will contribute to and enhance the rural community and that the nature of such business/ employment is more appropriate to a rural location.

## MAP OF LANDS:



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