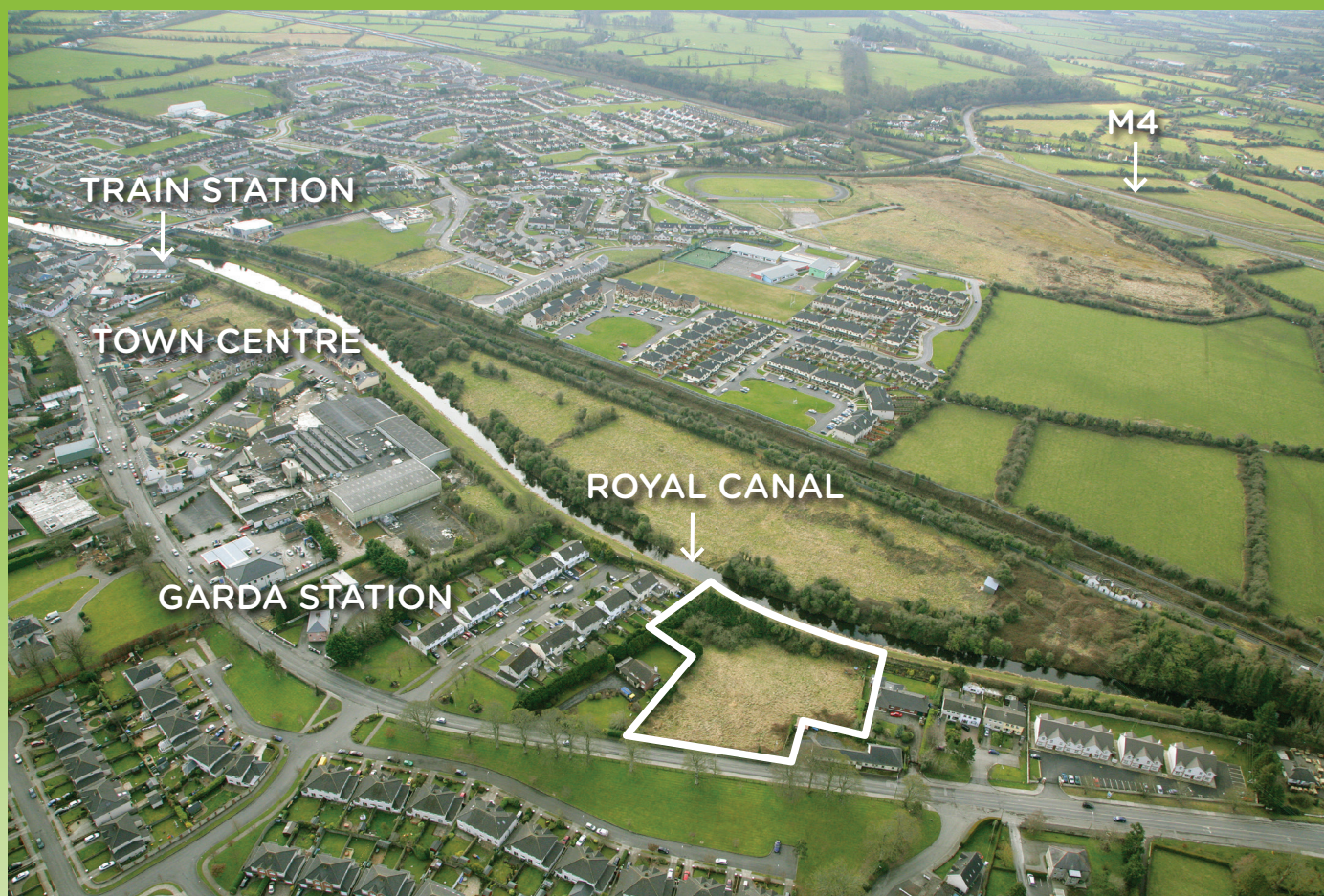


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Kilcock, Co. Kildare.

Approx. 1.5 acres (0.61 ha) (Zoned Town Centre)

- Zoned Town Centre in the Kilcock Local Area Plan, 2009.
- High profile position on the entrance to Kilcock.
- Adjacent to and within a short walk of the town square.
- Enjoys frontage to the Royal Canal banks.

Guide Price:
On application

Private Treaty

The property comprises an irregular shaped site with extensive road frontage on to its northern boundary. The lands are strategically situated on the western perimeter of Kilcock town centre and enjoys frontage to the Royal Canal banks. It is adjacent to and within a short walk of the town square and all amenities such as the train station, church and schools. The property also benefits from its proximity to the newly opened M4 interchange on the Dublin/Galway route.

The site's high profile position together with its zoning make it an exceptional development appropriate.

Location

Kilcock is located to the north of County Kildare and is separated from County Meath by the Rye River. It is situated 19 miles from Dublin adjacent to the M4 motorway. The nearby university town of Maynooth is approximately 4 miles to the East. Kilcock is identified in the Kildare County Development Plan 2005 as being part of a primary dynamic cluster (Celbridge, Maynooth, Leixlip and Kilcock) and given the excellent road and rail connections to Kilcock, it is likely the town will continue to grow and develop and as thriving suburb.

The town will undergo major growth within the County Meath boundary due to the zoning of large tracts of land for residential development by Meath County Council and the remaining lands zoned for similar schemes in County Kildare.

The 2006 census states that there was a population of 4,100 in Kilcock or 2.2% of the County's total population. This figure will increase dramatically as the zoned land is developed.

Zoning

The subject property has a mixed zoning under the Kilcock Local Area Plan 2009. The site is zoned "A", Town Centre (to provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use).

Vacant Possession

The property is being offered with full vacant possession.

Title

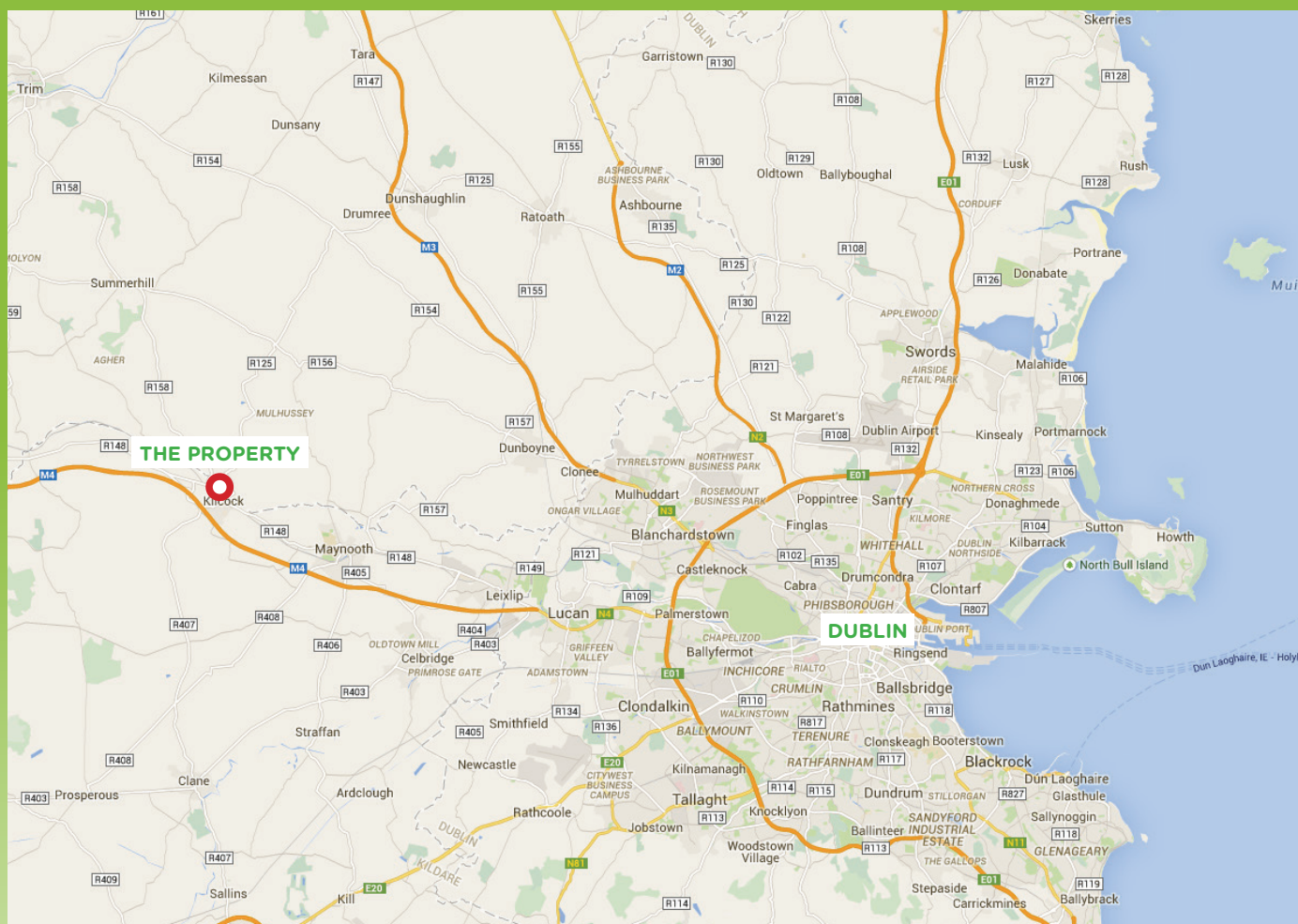
Freehold.

Directions

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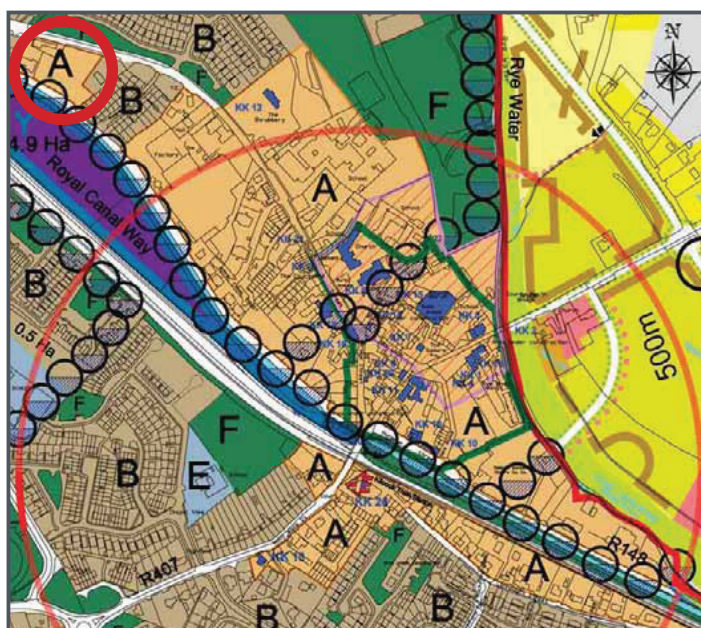


From the M4 take turn for Kilcock and take 4th exit off the roundabout, proceed to the next roundabout and take 2nd exit heading for Kilcock. Approaching the town the property for sale is on your right hand side opposite the residential development known as Abbeyfield.

All maps and photographs are for identification purposes only.

REA Coonan

Property House, Main Street,
Maynooth, Co. Kildare
Tel: 01 6286128
Contact: **Will Coonan**
info@coonan.com
www.coonan.com



PRSA registration no. 002630.

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