



JP&M
DOYLE

Established. 1952

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FOR SALE BY PRIVATE TREATY

**LAND C. 0.5 ACRES/ 0.202 HA.,
SUBJECT TO PLANNING PERMISSION,
BLACKDOWN,**



**KILTEEL,
CO. KILDARE.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

Situated adjoining the picturesque village of Kiltel, located on the Dublin Kildare border between the N7 and N81 c. 4 miles from Rathcoole, c. 7 miles from Naas and c. 15 miles from Dublin City Centre. An abundance of sporting activities are close by, including golf, equestrian pursuits and water activities on the nearby Blessington Lakes. Within 10 minutes of the Luas stop in Citywest.

Blessington: c. 5 miles Naas: c. 7 miles M50 Roundabout: c. 11 miles Dublin: c. 15 miles.

DESCRIPTION:

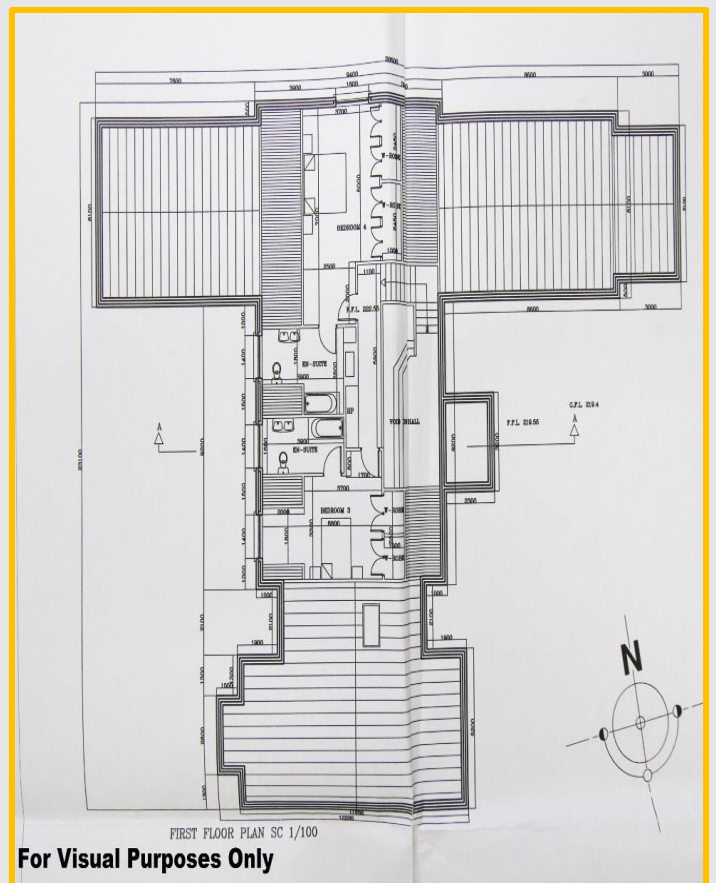
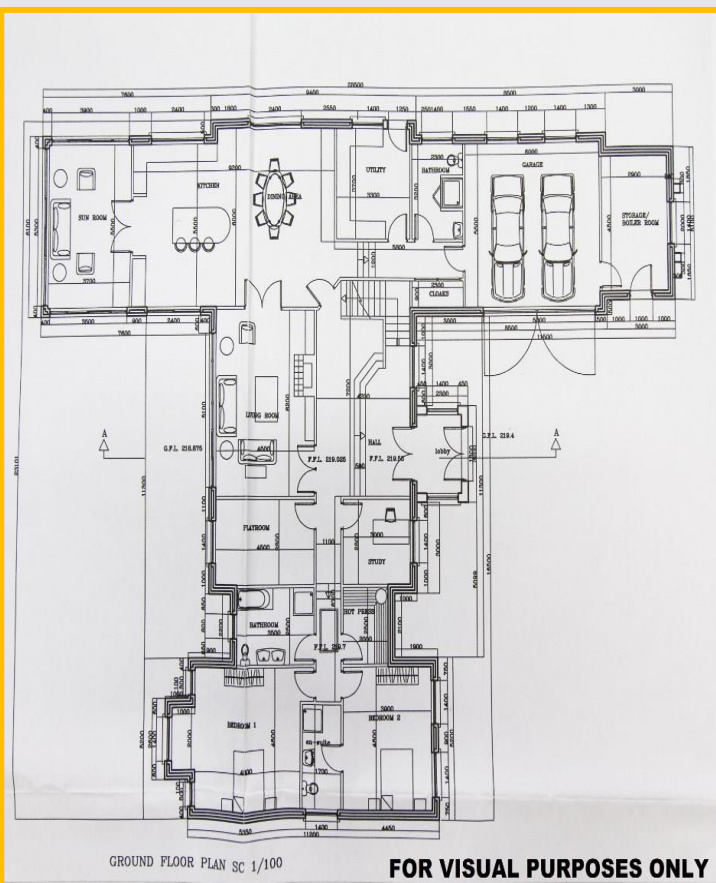
Beautiful site set on c. 0.5 Acres currently in a green field with a host of mature tree growth. Ideally set at the rear of the renowned Blackdown estate. This site benefits from its elevated position with uninterrupted views set overlooking the surrounding countryside.

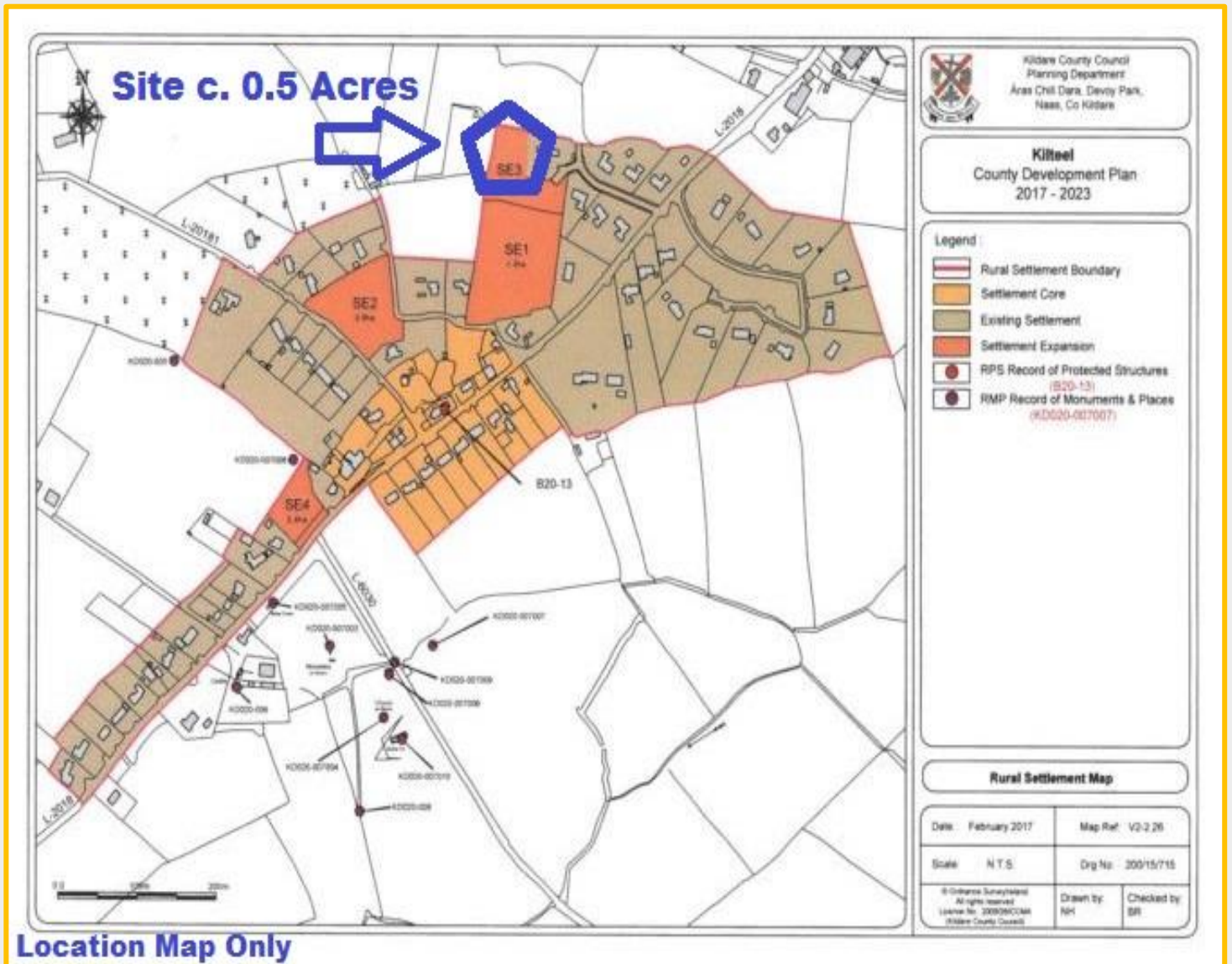




PLANNING:

The site is set within the Killeel development boundary in the Kildare County Council 2017 – 2023 Development Plan. The zoning is SE3 (Settlement Expansion). Planning was previously granted on site for the Construction of a Four Bed split level Dormer style dwelling with basement, construction of new entrance off access road and connection to effluent treatment system etc. (Planning Ref No. 11861) This is an ideal opportunity to for acquire a site “subject to planning” for a discerning purchaser to put their own stamp on.





VIEWING:

BY APPOINTMENT ONLY

PRICE REGION:

€165,000



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105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: enquiries@jpmdoyle.ie

PSRA Licence: 002264

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