

FOR SALE | DEVELOPMENT LAND

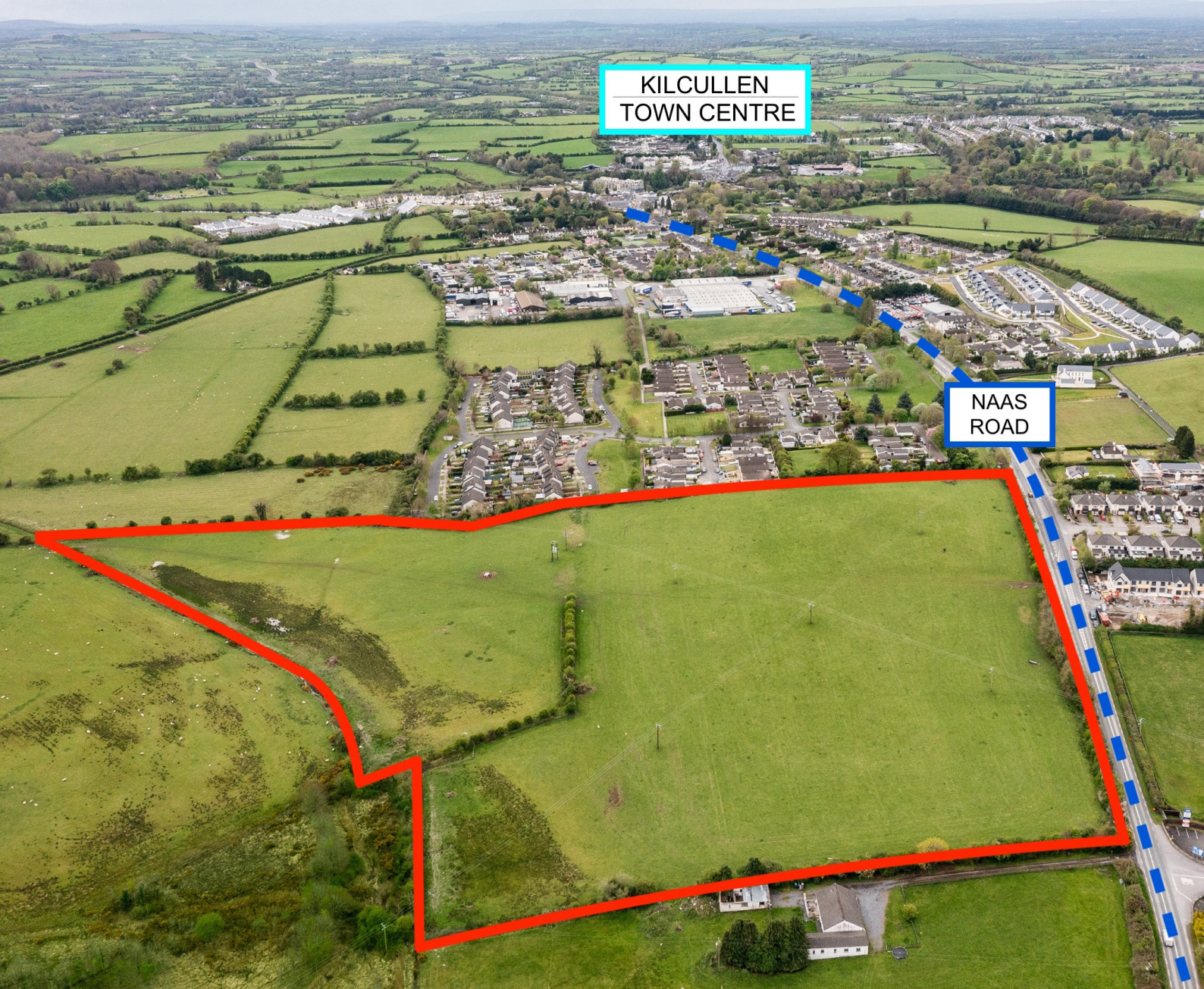


Residential Development Site

Approx 21.5 Acres

Naas Road, Kilcullen, Co Kildare





**Greenfield Site -
Zoned Residential**



**Capacity for 86
Dwellings
(4 per acre)**



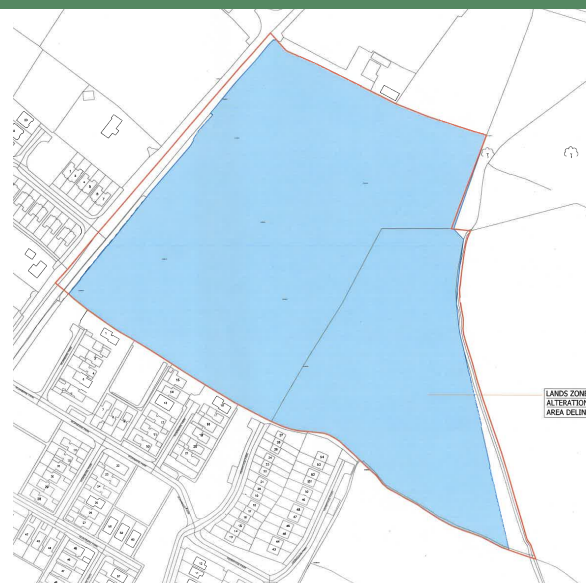
**Well situated on
the northern side of
Kilcullen**



**9Km from Naas
and 2.75km to M9
Motorway**

Description

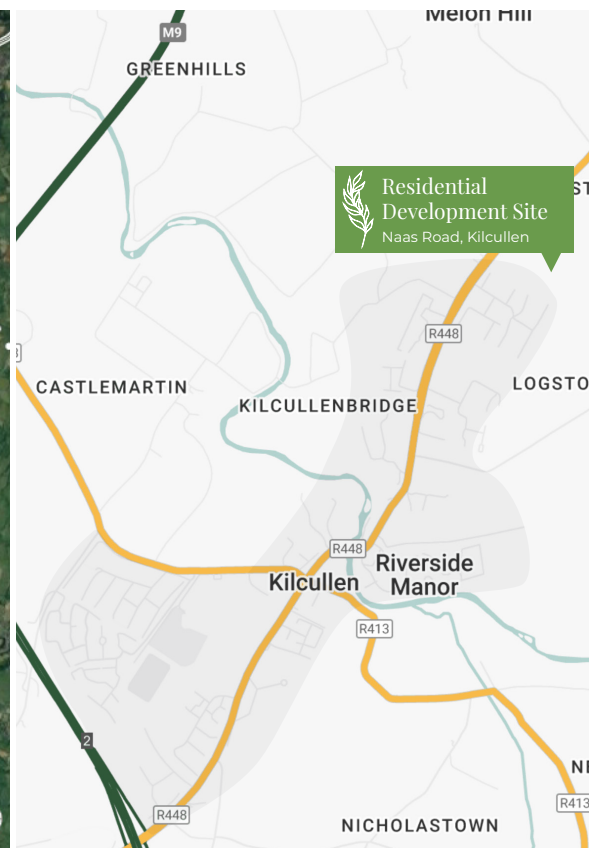
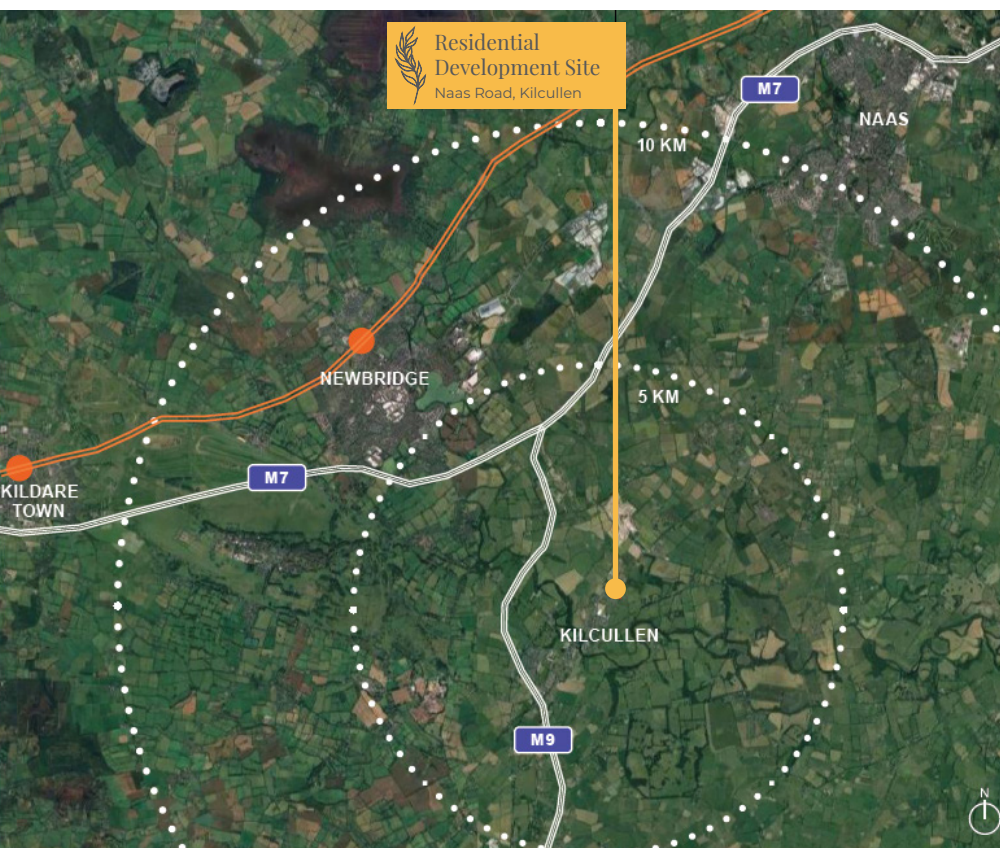
The property comprises a development site measuring approx. 8.7 Ha (21.5 Acres) zoned residential and suitable for housing development (subject to planning permission). The site has the benefit of approx. 280 metres of frontage onto the R448 - Naas Road and adjoins the Moanbane Park housing estate to the south. The lands slope from south west to north east and provide excellent views over the Wicklow Mountains. The lands are currently in grass and the boundaries are clearly defined and fenced.



Location

The property is situated on the Naas Road, Kilcullen, Co Kildare. The property is located east of the Naas Road, less than 1km north of Kilcullen Town Centre. Kilcullen is an affluent town with a population of 3,810. The town straddles the River Liffey and benefits from a vibrant centre with excellent amenities including shops, bars and restaurants. There are also a number of creches, primary and secondary schools and a range of sports clubs in the area.

Junction 2 of the M9 motorway is approximately 2.75km to the south west, the Naas Ringroad is approximately 9km to the North. Dublin is 33km away, linked by the M7 motorway. Public transport is mainly by public and private bus services linking Kilcullen with Athy, Naas, Newbridge and Dublin City Centre and Dublin airport. There is a commuter train service from Newbridge, which is approx. 9km from the site.





Zoning

The land is zoned 'Serviced Sites' in accordance with the Kilcullen Settlement Plan 2025. The Settlement Plan permits 86 units (4 units per acre).

Method of Sale

The subject site is offered for sale by Private Treaty.

Services

We understand all services are available to the site. We would ask that interested parties carry out their own due diligence.

Title

We understand the title held is freehold.

Joint Sales Agents

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