

FOR SALE

Residential Development Opportunity

Kildare Road, Rathangan, Co Kildare.



O'Neill & Co.

CHARTERED SURVEYORS
& AUCTIONEERS LTD



Location

Rathangan is a bustling village located on the banks of the Grand Canal, approximately 50km south of Dublin on the R401. The village comprises of all main amenities including shops, schools and public transport. The busy towns of Naas, Clane and Newbridge are located close some 25 minute drive away. The subject property is located within the village centre and within 20 minutes of both the M7 and M4 motorways. The subject property is situated on Kildare road within the village centre close to the entrance with the Pomeroy Park residential development and opposite Conlons BMW.

Description

The subject property comprises a parcel of land extending to circa 0.30 hectares (0.75 acres.) with frontage onto the Grand Canal. The property is accessed via a palisade gated entrance way onto the Kildare Road.

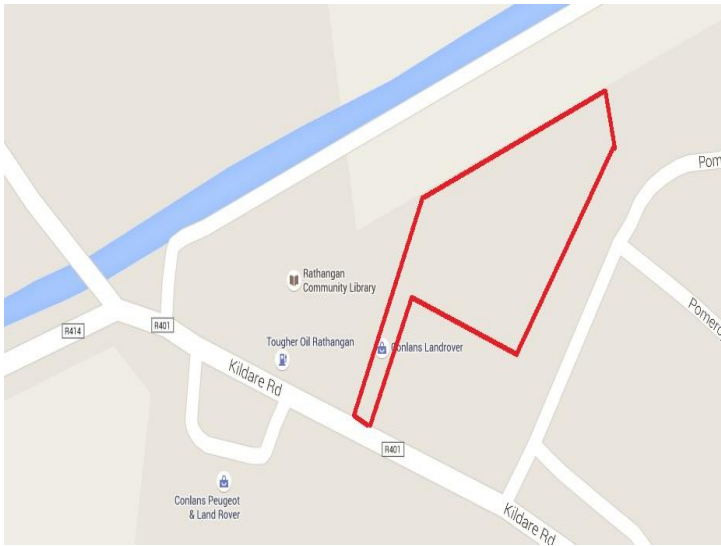
Planning:

Planning permission for the development of a residential development comprising 12 units consisting of 10 apartments and 2 maisonettes in two blocks was previously granted by Kildare County Council. A five year extension to this planning permission, reference number 11/93 was granted on 21 April 2011 by the planning authority.

FOR SALE

Residential Development Opportunity

Kildare Road, Rathangan, Co Kildare.



Building Energy Rating

Not applicable.

Quoting Price

We are instructed to seek offers in excess of €75,000 for the freehold interest.

Viewing

By appointment only

Further Information

Darac O'Neill

Tel: 045 856 604

Mobile: 087 965 6063

Email: darac@oneilandco.ie

Stephen Keeler

Tel: 045 856 604

Mobile: 085 717 1593

Email: stephen@oneilandco.ie

Accommodation

We understand the units comprises the following floor areas:

Description	HEC	ACRES
Development Land	0.30	0.75
Total	0.30	0.75

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

DISCLAIMER

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. 2016